



FG Burnett

To Let

Office Suites, Chattan Mews

18 Chattan Place, Aberdeen, AB10 6RD

From 36.4 - 218.49 sq.m | (392 - 2,352) sq.ft

- Modern Open Plan Office Suites
- With Car Parking



Location

Chattan Mews is located on Chattan Place close to Great Western Road in the west end of Aberdeen. The location is in proximity to Anderson Drive (A90) which provides access to the wider Aberdeen Western Peripheral Route. The general vicinity is characterised by residential and local retail uses such as butchers, delicatessens etc.

- 0.5 miles to Union Street
- 0.5 miles to Queen's Cross
- 150 yards to Great Western Road

Description

The subjects comprise a substantial purpose-built office building arranged over ground and two upper floors.

- Open plan office space
- Bright and modern working environment
- Double glazing throughout
- Suspended ceiling with integrated light fittings
- Kitchenette facilities and WCs
- External security camera system
- Bicycle store

The office suites benefit from exclusive car parking.

Floor Area

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx areas calculated:-

Suite 2	106.93 sq.m	1,151 sq.ft
Suite 6	75.16 sq.m	809 sq.ft
Suite 8	36.4 sq.m	392 sq.ft
Total	218.49 sq.m	2,352 sq.ft

Rent

Suite 2 - £18,000 per annum

Suite 6 - £12,500 per annum

Suite 8 - £6,000 per annum

Rateable Value

The Rateable Values effective from 1 April 2023 are:-

Suite 2 - £18,250 per annum

Suite 6 - £10,250 per annum

Suite 8 - £5,300 per annum

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

Lease Terms

The accommodation is available on Full Repairing and Insuring Terms for a negotiable lease duration. Any medium to long term commitment will require the provision of upward only rent reviews at regular intervals.

Service Charge

A service charge is in place to cover costs associated with the common parts of the building.

The service charge also includes utility costs to the subject suite. Further information can be provided on request.

EPC

Copy available on request.

VAT

VAT will be payable at the prevailing rate on all monies due under the lease.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

Upon conclusion of legal missives.



Viewings & Offers

All offers should be submitted in writing to the sole agent/s.

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