

RENT £10,000 P.A.

ASSET INTEGRITY  
SCOTLAND  
t: 01224 028652  
www.assetintegrityscotland.co.uk

- Energy efficiency improvements
- Loft insulation
- Floor insulation
- Wall insulation
- Room in roof insulation

FG Burnett

To Let

Suite 4, 21 Mid Stocket Road

Aberdeen, AB15 5JL

86.40 sq.m | 930 sq.ft

- Ground & First Floor Unit
- Office, Storage & Parking
- May qualify for 100% rates relief under the Small Business Bonus Scheme
- VAT not applicable

X | f | in

All enquiries:  
01224 572 661

fgburnett.co.uk



## Location

The subjects are located on Mid Stockert Road, close to its junction with Beechgrove Terrace. The property is within easy reach of the city centre and west-end office district as well as the popular residential area of Rosemount. The surrounding area is predominantly residential in nature however, a number of commercial occupiers are in close proximity. These commercial occupiers include Spar, Utopia, Kitchen Transformation Services, Milton on the Corner and a Co-op Supermarket.



## Description

The subjects comprise a fully lined ground floor storage area which could provide additional office/studio accommodation, and is accessed through either a sliding timber door or a pedestrian door.

The first floor comprises office accommodation which has been finished to a modern standard throughout. A modern kitchenette has been installed while a single WC and separate storage facilities/server room are provided.

The suite is fully cabled for IT.

There is 1 car parking space available with the Suite which is located at the rear of the property.

## Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx net internal areas calculated:-

|              |                   |                  |
|--------------|-------------------|------------------|
| Ground Floor | 43.20 sq.m        | 465 sq.ft        |
| First Floor  | 43.20 sq.m        | 465 sq.ft        |
| <b>Total</b> | <b>86.40 sq.m</b> | <b>930 sq.ft</b> |

---

## Rent

£10,000 per annum, exc VAT

---

## VAT

The property is not elected for VAT.

---

## Lease Terms

This suite is available to let on new Full Repairing and Insuring lease terms. While a long lease is preferred, consideration may be given to shorter terms, subject to landlord consent. Any longer lease term will be subject to periodic upward only rent reviews.

---

## Legal Costs

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

---

## Rateable Value

The Valuation Rolls shows a Rateable Value of £5,900 effective from 1st April 2026.

---

## 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.

---

## 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](http://www.saa.gov.uk)

---

## Entry

From 28th September 2026.

---

## EPC

B(24). Copy available on request.

---

## Viewings & Offers

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

### Graeme Nisbet

t: 01224 597 532

e: [graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

### Sophie Evans

t: 01224 597 525

e: [sophie.evans@fgburnett.co.uk](mailto:sophie.evans@fgburnett.co.uk)



[fgburnett.co.uk](http://fgburnett.co.uk)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.