

Ryden.co.uk
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TO LET
OFFICE ACCOMMODATION
WITH CAR PARKING

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866



MEIKLE CLINTERTY
KINELLAR
ABERDEEN
AB21 0TZ

Viewing is strictly by arrangement
with the sole letting agent.

Floor space:
96.45 sq m (1,036 sq ft)

Contact:
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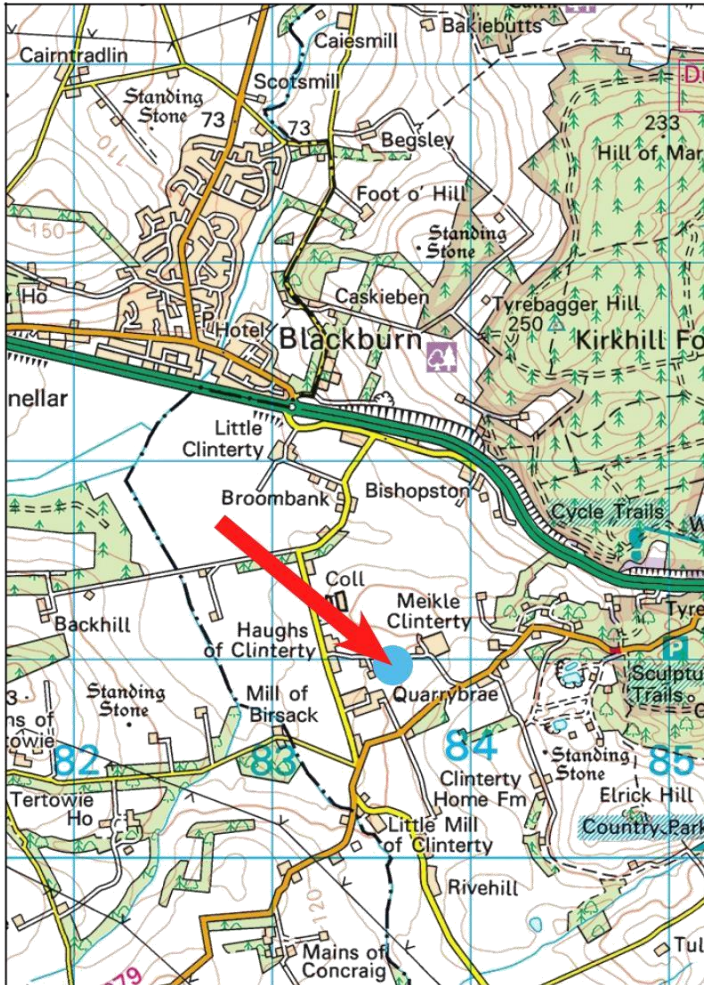
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Aberdeen
01224 588866

Leeds
0113 243 6777

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Location:

The subject is located within the Meikle Clinterty Business Park, situated on the B979 approximately 1 mile from the A96. Blackburn is located 2 miles to the west and Aberdeen 7 miles to the west.

The business park is a unique development within a rural setting boasting a variety of tenants such as; Sparrows Offshore Services, All Oceans Engineering, North Sea Power Solutions and Nicholas Frost Photography.

The location is highlighted on the Ordnance Survey Extract above.

Description:

The subject comprises a two storey office constructed of rendered blockwork construction, incorporating a wooden panelling design around the outside of the building.

The accommodation is accessed via a wooden glazed door leading into a vestibule area. The walls and ceiling are of painted plasterboard and the floors wooden throughout. Heating is by way of electric panel heaters and each room is well lit with traditional standalone lightbulbs and large double glazed timber framed window.

The accommodation also benefits from a kitchen, WC and shower facilities.

Ample car parking is located to the side of the property.

Accommodation:

The premises have been measured in accordance with the RICS Property Measurement 1st Edition and has the following areas under IPMS 3:-

Total	96.45 sq m	(1,036 sq ft)
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Rent:

£15,000 per annum, exclusive of VAT, payable quarterly in advance.

Rateable Value:

The subject will be assessed by Aberdeen City Council. Any ingoing occupier(s) will have the right to appeal the Rateable Value.

Lease Terms:

The accommodation is available on full repairing and insuring terms for a negotiable period. Any medium to long term leases will be subject to upward only rent reviews at regular intervals.

Energy Performance Certificate (EPC):

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing:

To arrange a viewing or for further information, please contact:

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25 Albyn Place
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