

**TO LET**

RECENTLY  
REFURBISHED

# 1 St. Swithin Row

Aberdeen, AB10 6DL



EPC A rating

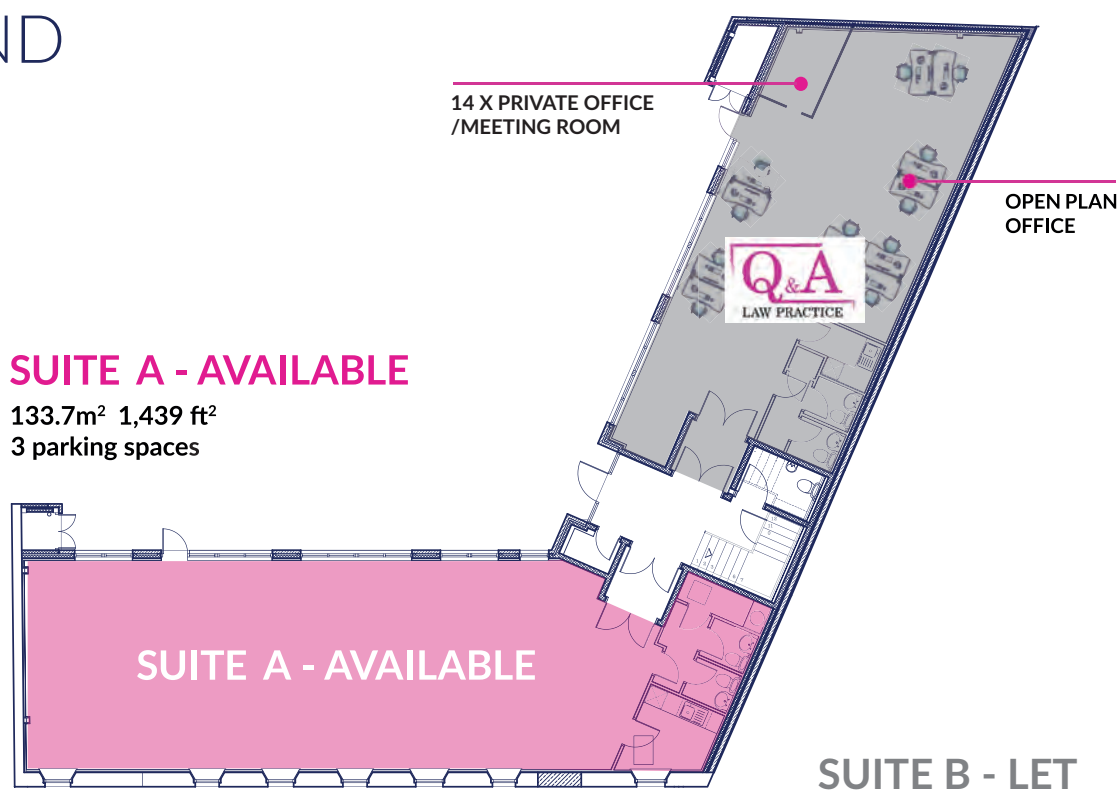


Suite A  
133.7 m<sup>2</sup>/1,439 ft<sup>2</sup>



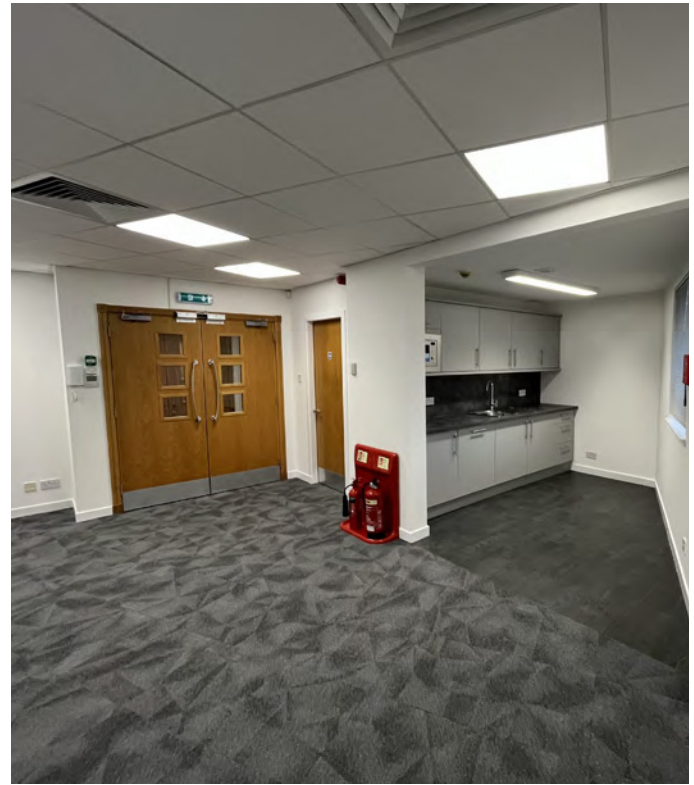
KNIGHT PROPERTY GROUP

# GROUND FLOOR



# FIRST FLOOR





Suite A - Recently refurbished by Knight Property Group.

## LOCATION

The subjects are located on St Swithin Row within Aberdeen's prestigious West End office district.

The property is located a short distance from Queen's Road, Albyn Place, Carden Place and only a 5 minute walk from Union Street, the City's main commercial thoroughfare. Occupiers in the close vicinity include Stronachs, Thorpe Molloy, Johnston Carmichael, Bank of Scotland and RBS.

The exact location of the premises is shown on the street plan overleaf.

## DESCRIPTION

The suite is situated on the ground floor within a modern 2-storey building of stone construction under a pitched tiled roof.

Internally the suite has recently been refurbished to an excellent standard by the landlord, and comprises a modern open plan office and new tea prep area with designated male and female toilets. The suite has a carpet tiled floor, suspended ceiling grid incorporating comfort cooling and LED lighting. The suite is fully network cabled including power, IT and data points. The building further benefits from a shared entrance, as well as a communal shower room and accessible toilet. There is also a timed door entry system allowing 24-hour access.

## CAR PARKING

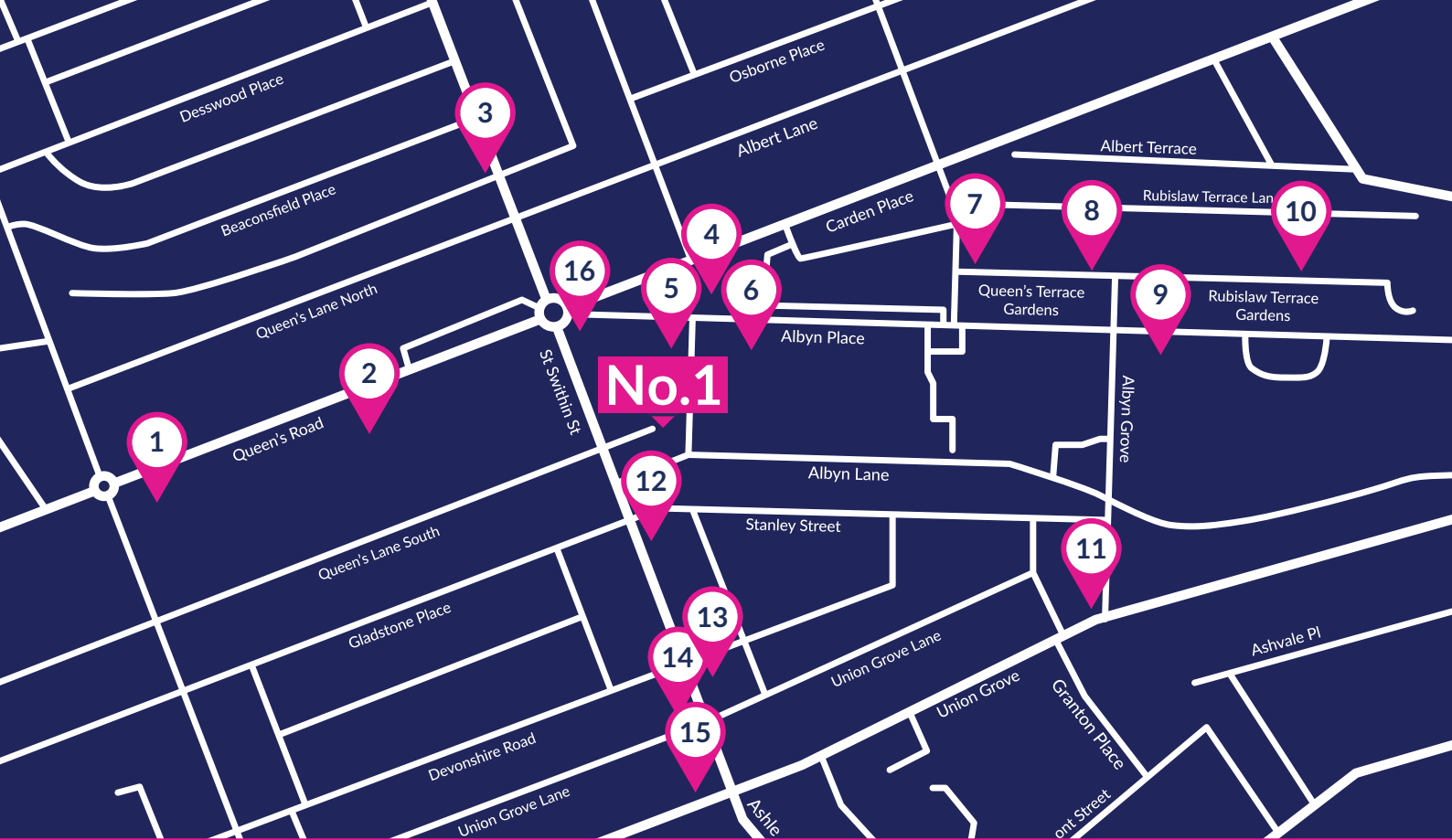
The available suite benefits from 3 designated car parking spaces one of which has access to an electric car charging point. The car park is located in the forecourt to the front of the property.

## ACCOMMODATION

We have calculated the approximate net internal floor area in accordance with the RICS Code of Measuring Practice (6th ed.)

Suite A	133.7 m <sup>2</sup>	1,439 ft <sup>2</sup>
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## NEARBY AMENITIES

- |                           |                                 |                            |
|---------------------------|---------------------------------|----------------------------|
| 1. Albyn School           | 7. No 10 Bar & Restaurant       | 13. Coppa Coffee           |
| 2. The Dutch Mill         | 8. Amuse by Kevin Dalgliesh     | 14. Café Cognito           |
| 3. The Co-op              | 9. Albyn Hospital               | 15. Blackbird Cupcake Shop |
| 4. Cognito at the Cross   | 10. Parx Café                   | 16. Virgin Money           |
| 5. Royal Bank of Scotland | 11. The Grove Convenience Store |                            |
| 6. Bank of Scotland       | 12. Cookie Cult                 |                            |

## RENT

Available on request.

## VAT

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

## SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge in respect of the maintenance and upkeep, repair and renewal, etc of the common areas within the building and overall development.

Exact service charge and management fee figures are available from the letting agents upon request.

## EPC

The subjects have an EPC Rating of C.

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

## LEASE TERMS

The suite is available on Full Repairing and Insuring terms for a period to be agreed, and will be subject to periodic upward only rent reviews.

## RATEABLE VALUE

The Valuation Roll shows a rateable value of £22,000 effective 1st April 2023.

## LEGAL COST

Each party will be responsible for the payment of their own legal fees incurred in documenting the transaction with the ingoing tenant being responsible for LBTT and registration dues, where applicable.

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

## ENTRY

Entry shall be available upon conclusion of formal legal missives.

To discuss how Knight Property Group can accommodate you at No.1 St Swithin Row, or to discuss the terms in further detail, please contact our letting agents:

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