

**TO LET**

# 1 St. Swithin Row

Aberdeen, AB10 6DL



**Suite D: 937 ft<sup>2</sup>**

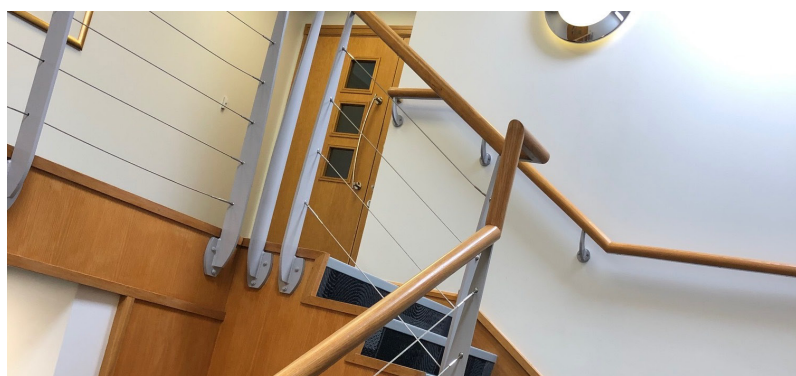
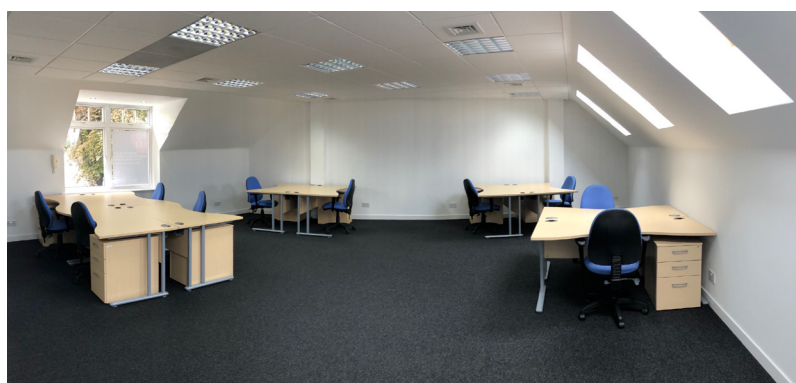
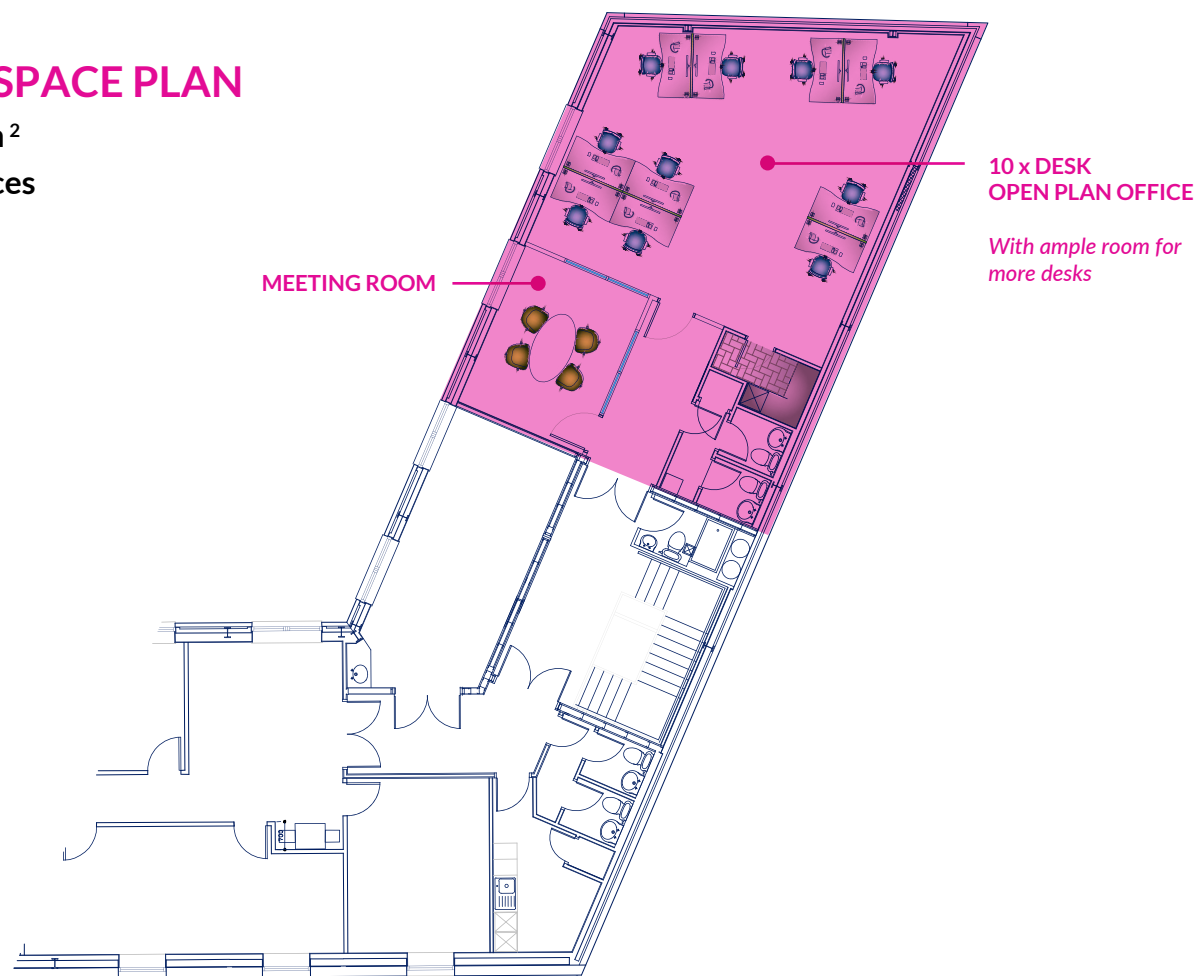


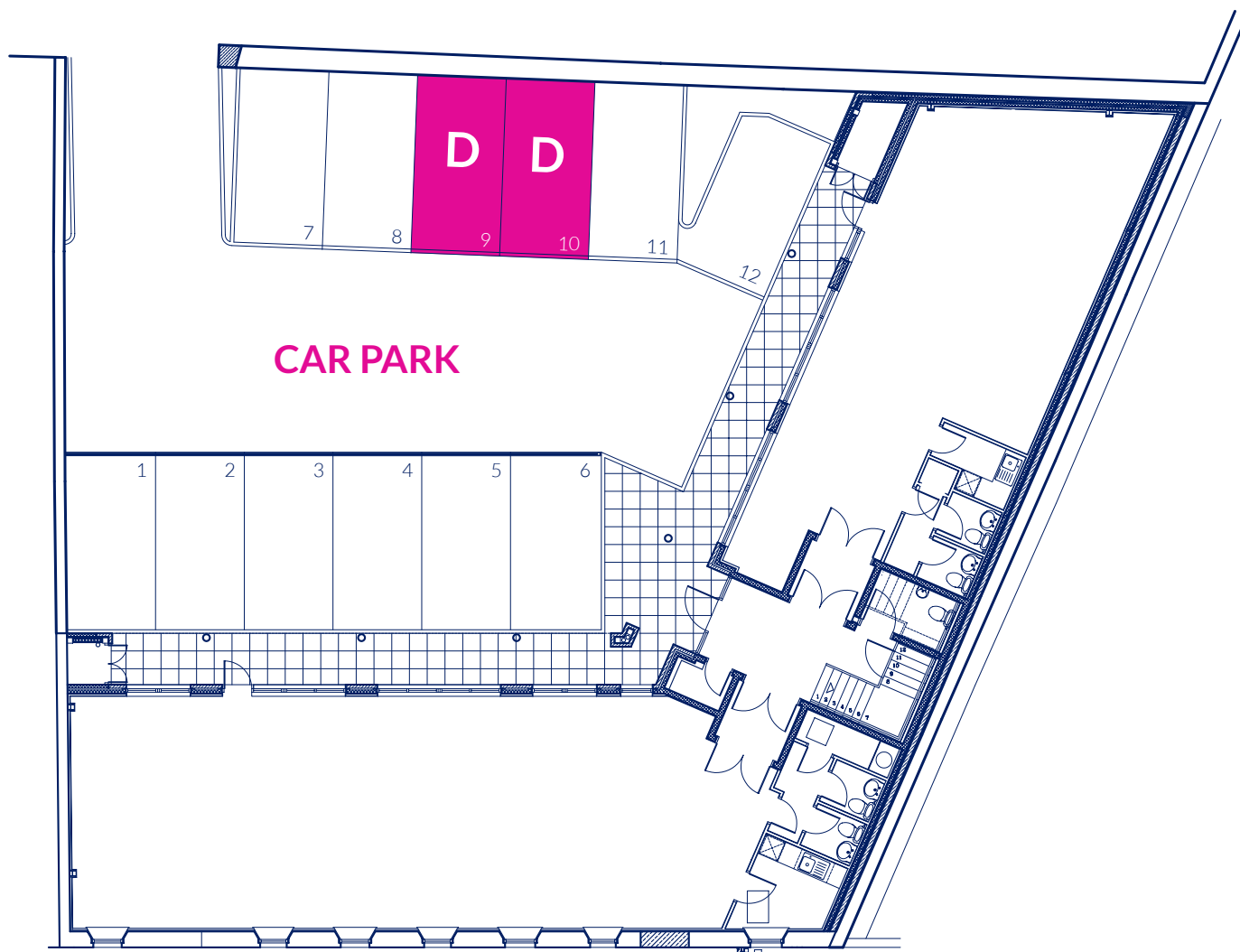
KNIGHT PROPERTY GROUP

## SUITE D - SPACE PLAN

937 ft<sup>2</sup> / 87 m<sup>2</sup>

2 parking spaces





## LOCATION

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

The property is located only a short distance from Queen's Road, Albyn Place and Carden Place and only a 5 minute walk from Union Street, the City's main commercial thoroughfare. Occupiers in 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.

## CAR PARKING

Both suites benefits from 2 designated car parking spaces located in the forecourt to the front of the property. Two additional car parking spaces are held on a separate lease which may become available at an additional rent of £1,500 per annum, per space.

## DESCRIPTION

The subjects comprise two separate open plan office suites at ground and first floor level contained within a modern two-storey building of stone construction under a pitched tiled roof.

Internally, the suites are of an open plan nature with the upper suite featuring a meeting room. The suites also benefit from a tea prep facility and designated male and female toilets. Both suites have carpet tiled flooring, suspended ceiling grid incorporating comfort cooling and modern lighting. They are fully network cabled including power, IT and data points.

The building further benefits from a communal modern reception entrance, as well as a communal shower room and disabled toilet. There is also a timed door entry system allowing 24 hour access.

## ACCOMMODATION

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



## NEARBY AMENITIES

- |                   |                           |                     |
|-------------------|---------------------------|---------------------|
| 1. Albyn School   | 5. Cognito at the Cross   | 9. No.1 Bar & Grill |
| 2. The Dutch Mill | 6. Royal Bank of Scotland | 10. Albyn Hospital  |
| 3. Prego          | 7. Bank of Scotland       | 11. The Hub Cafe    |
| 4. The Co-op      | 8. No.10 Bar & Restaurant | 12. Cafe Cognito    |

## RENT

Available on request.

## LEASE TERMS

The suites are available to lease individually or as one over a period to be agreed. Any lease will be on effective Full Repairing and Insuring lease terms with any lease in excess of 5 years incorporating a 5 yearly rent review pattern.

## SERVICE CHARGE

The incoming 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.

## RATEABLE VALUE

Suite D - £23,000.....AVAILABLE

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of C.

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

## LEGAL COST

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

## VAT

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

## ENTRY

The suite is available for immediate occupation 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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