



PRIME CITY CENTRE OFFICE SPACE TO LET/FOR SALE

FROM 5,000-16,200 SQ.FT

CITYPOINT

11 CHAPEL STREET, ABERDEEN, AB10 1SQ



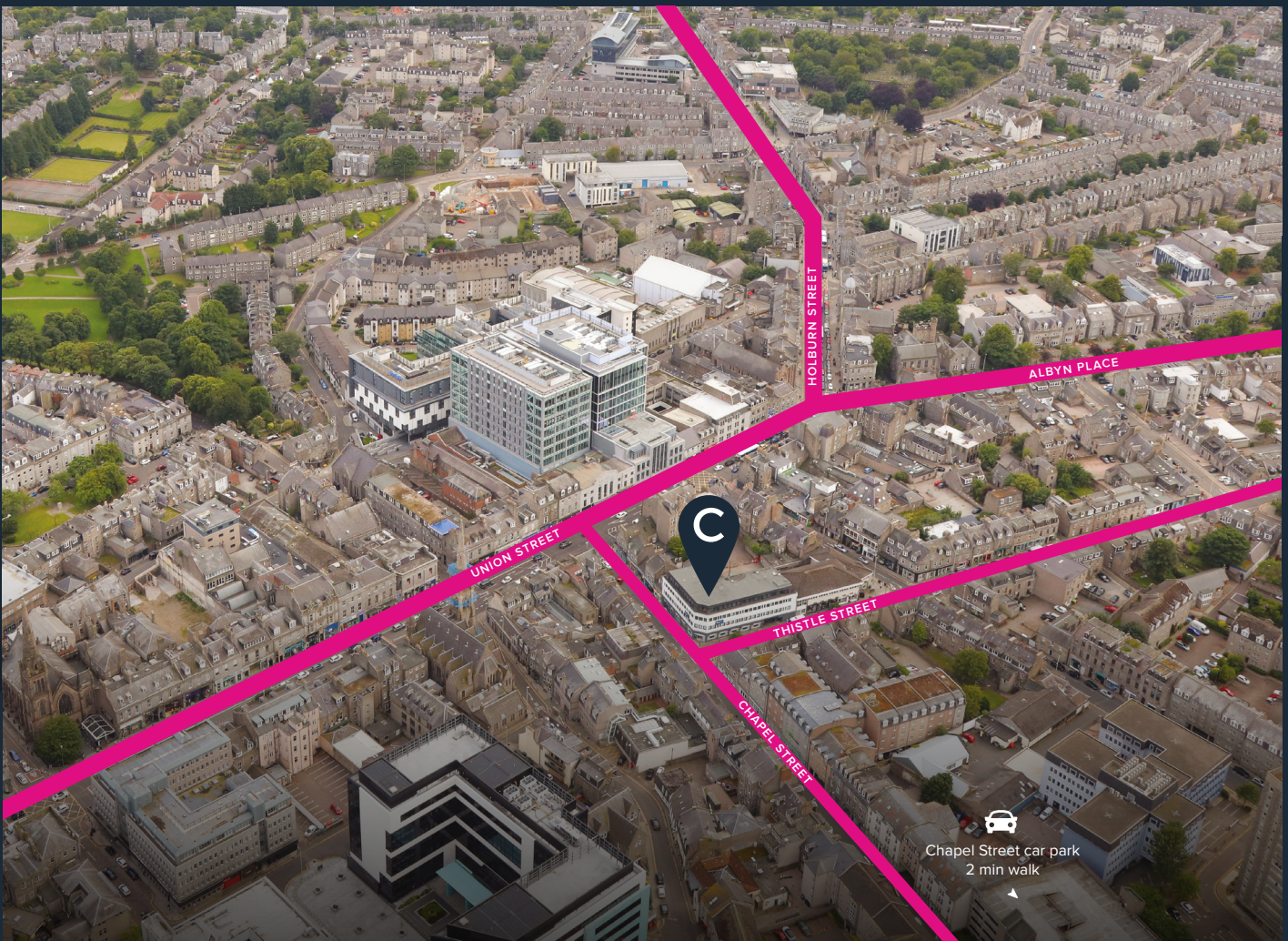
KNIGHT PROPERTY GROUP

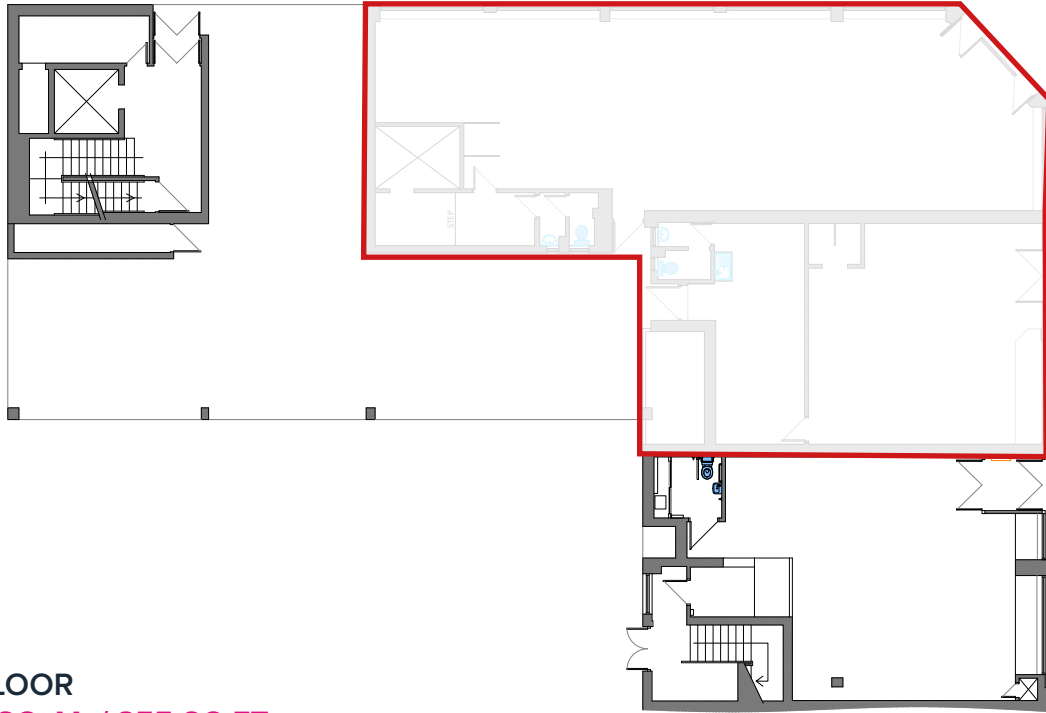
CITYPOINT LOCATION

Located in the West End of the city centre, close to excellent transport links and public car parking, Citypoint House offers modern space over 3 floors.

The excellent central location results in the premises being close to all local amenities along with easy access to key business locations such as Union Street, Albyn Place, Carden Place and Queens Road.

AVAILABLE TO LET / FOR SALE

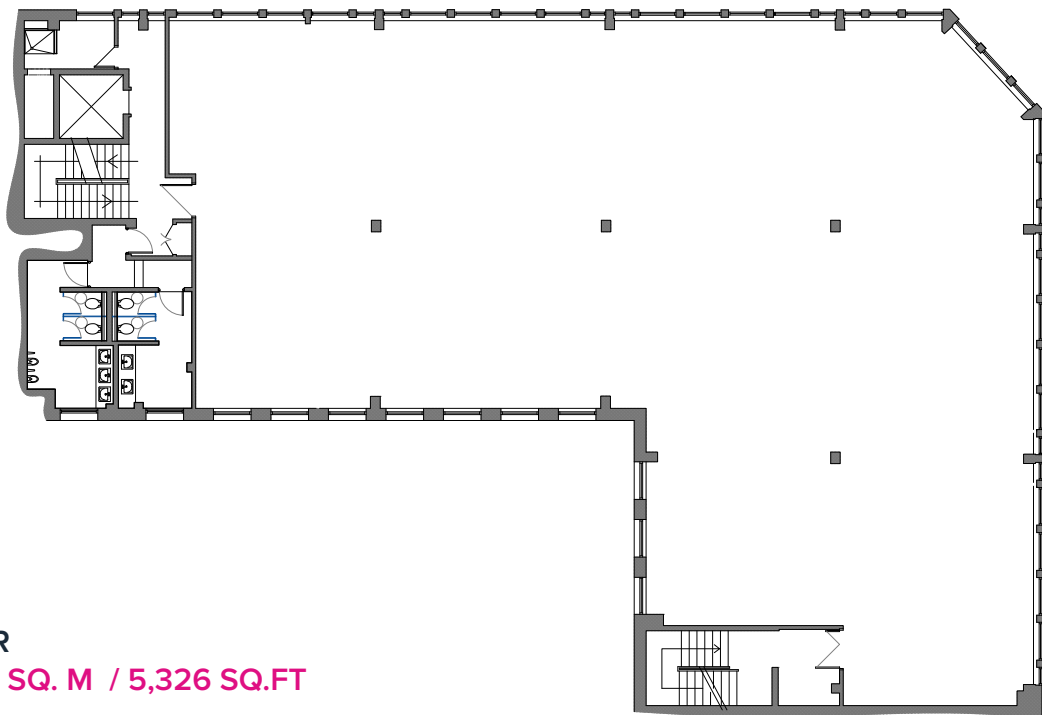




GROUND FLOOR

SIZE: 79.44 SQ. M / 855 SQ.FT

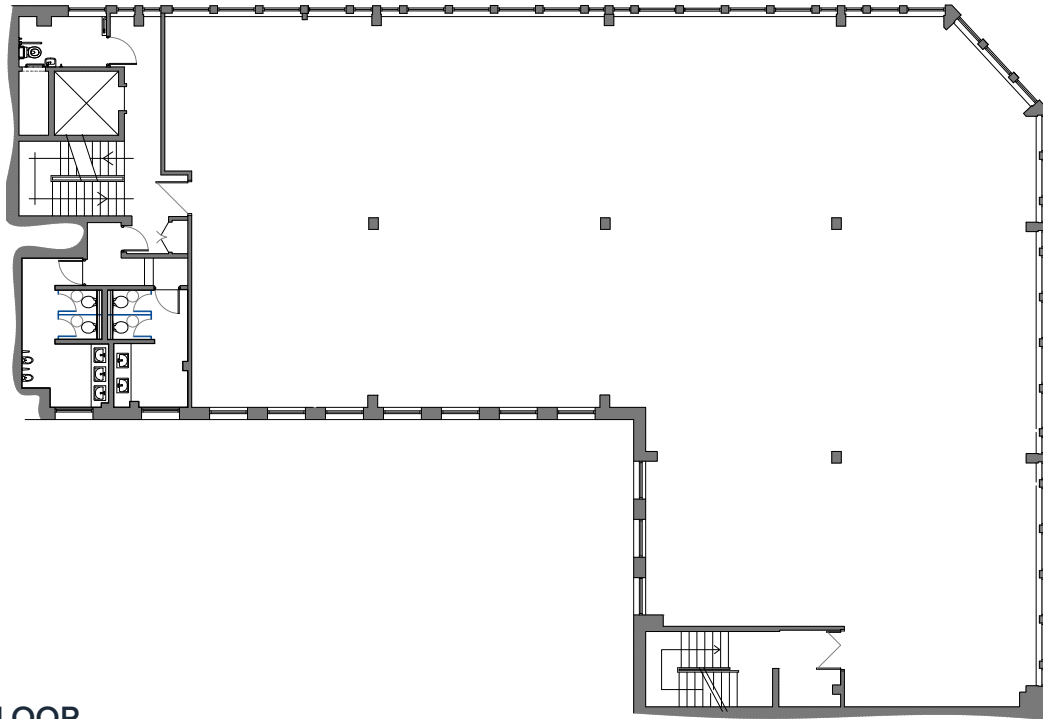
● AREA NOT INCLUDED



FIRST FLOOR

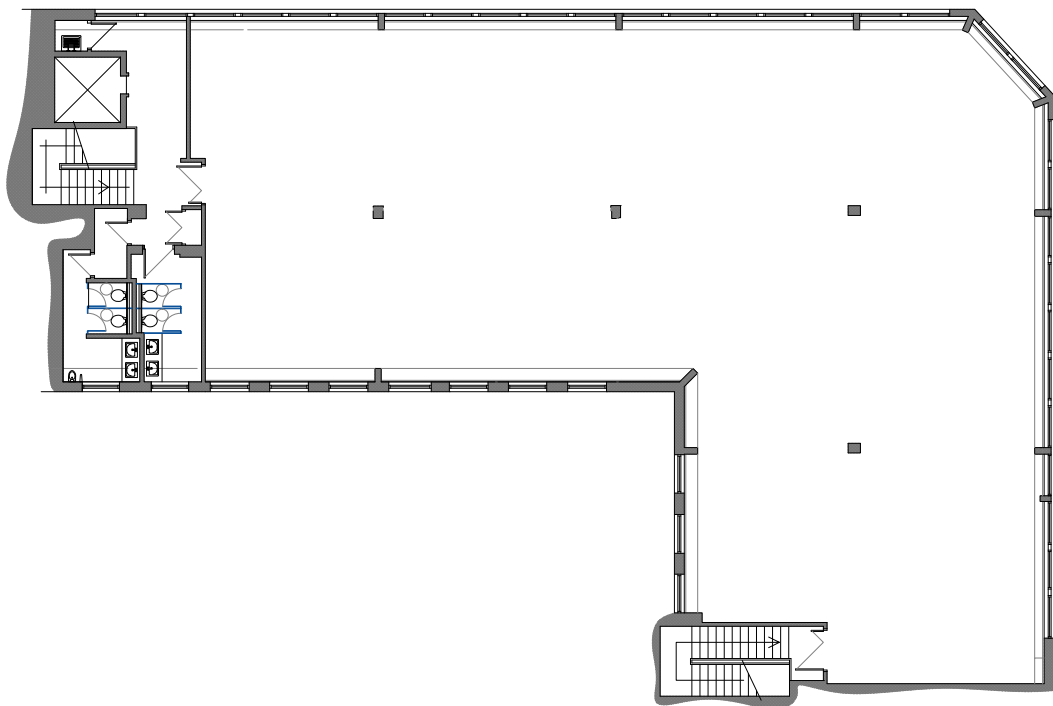
SIZE: 494.80 SQ. M / 5,326 SQ.FT

FLOOR PLANS



SECOND FLOOR

SIZE: 493.23 SQ. M / 5,309 SQ.FT



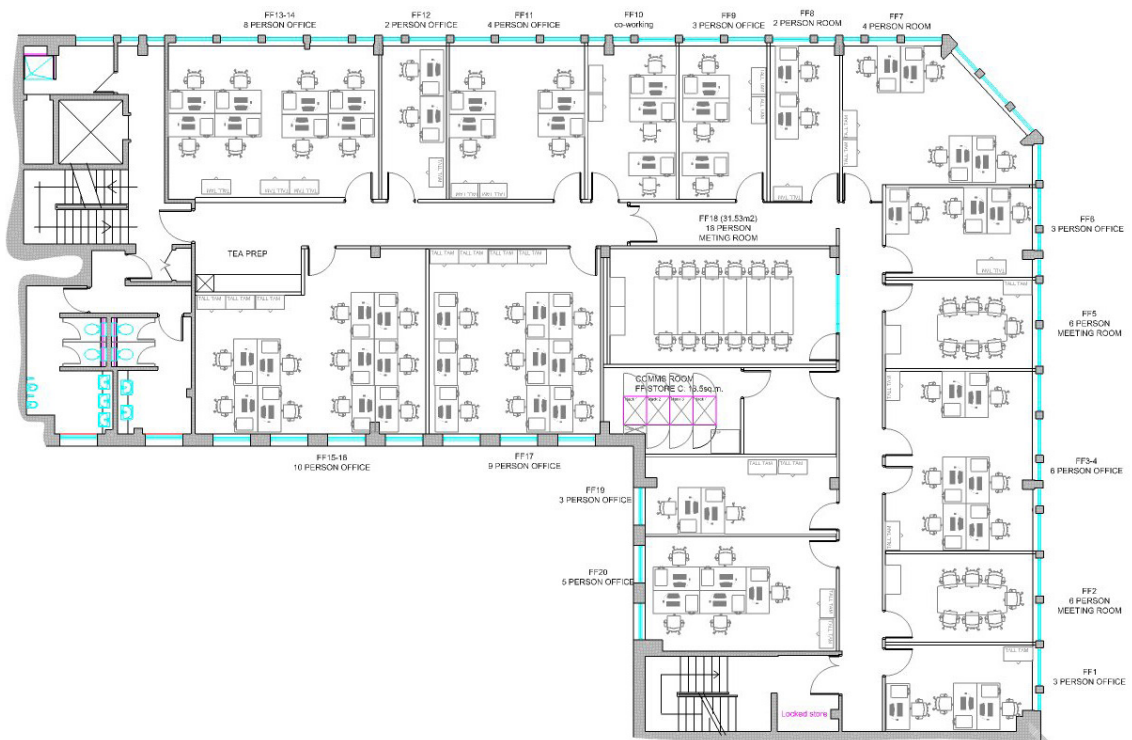
THIRD FLOOR

SIZE: 439.93 SQ. M / 4,735 SQ.FT

FLOOR AREAS

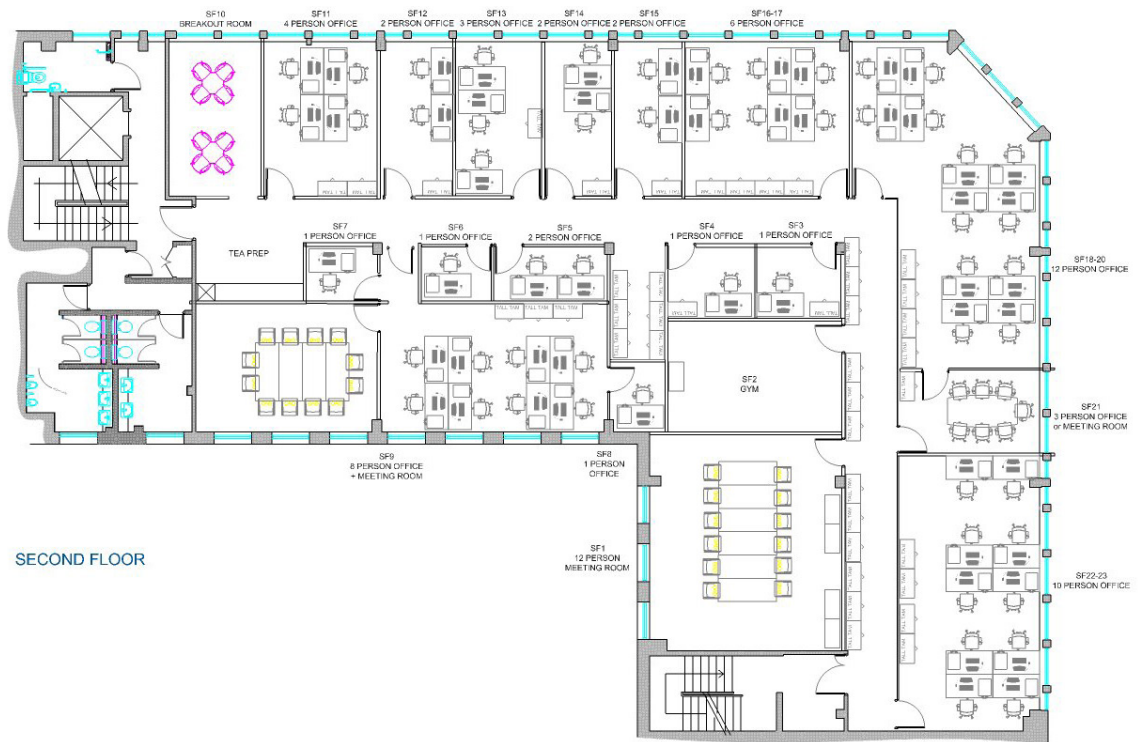
| | |
|--------------|-------------------------------|
| GROUND FLOOR | 79.44 SQ. M / 855 SQ.FT |
| FIRST FLOOR | 494.80 SQ. M / 5,326 SQ.FT |
| SECOND FLOOR | 493.23 SQ. M / 5,309 SQ.FT |
| THIRD FLOOR | 439.93 SQ. M / 4,735 SQ.FT |
| TOTAL AREA | 1,506.80 SQ. M / 16,225 SQ.FT |





FIRST FLOOR

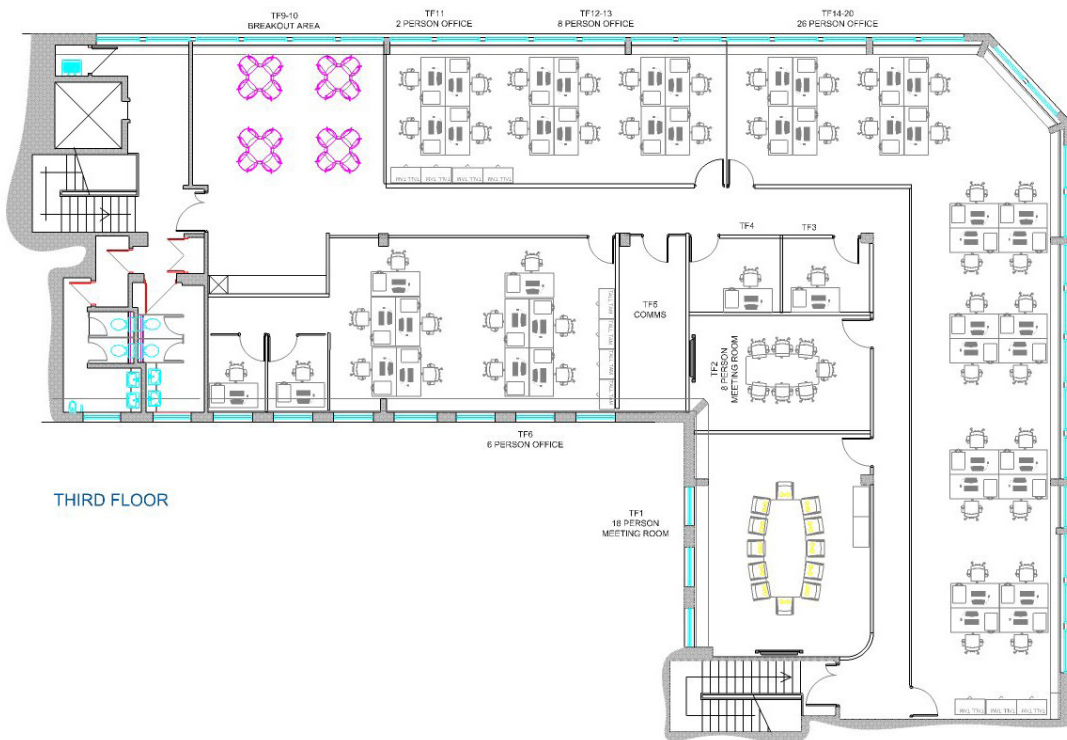
SIZE: 494.80 SQ. M / 5,326 SQ.FT



SECOND FLOOR

SECOND FLOOR

SIZE: 493.23 SQ. M / 5,309 SQ.FT



THIRD FLOOR

THIRD FLOOR

SIZE: 439.93 SQ. M / 4,735 SQ.FT



LEASE TERMS

The accommodation is available To Let on full repairing and insuring terms for a period to be agreed.

LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

RATEABLE VALUE

The rateable value of the premises is currently entered as multiple entries with further information available upon request

RENT/PRICE

On application.

VAT

Any rents quoted are exclusive of VAT which may be applicable.

EPC RATING

The property currently holds an Energy Performance Certificate rating of D53. A copy of the EPC and findings report is available from the letting agent.

CONTACT

To discuss how Knight Property Group can accommodate you, please contact our letting agents.



Arron Finnie
T: 07880 716900
E: arron.finnie@ryden.co.uk



Mark McQueen
T: 07920 492448
E: mark.mcqueen@shepherd.co.uk