

TO LET

LAST SUITE
REMAINING

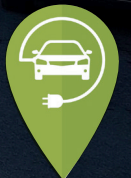
1 St. Swithin Row

Aberdeen, AB10 6DL

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PLUG AND PLAY OPTION AVAILABLE



FRESH START AND SMALL BUSINESS RATES RELIEF
WILL BE AVAILABLE TO QUALIFYING BUSINESSES.



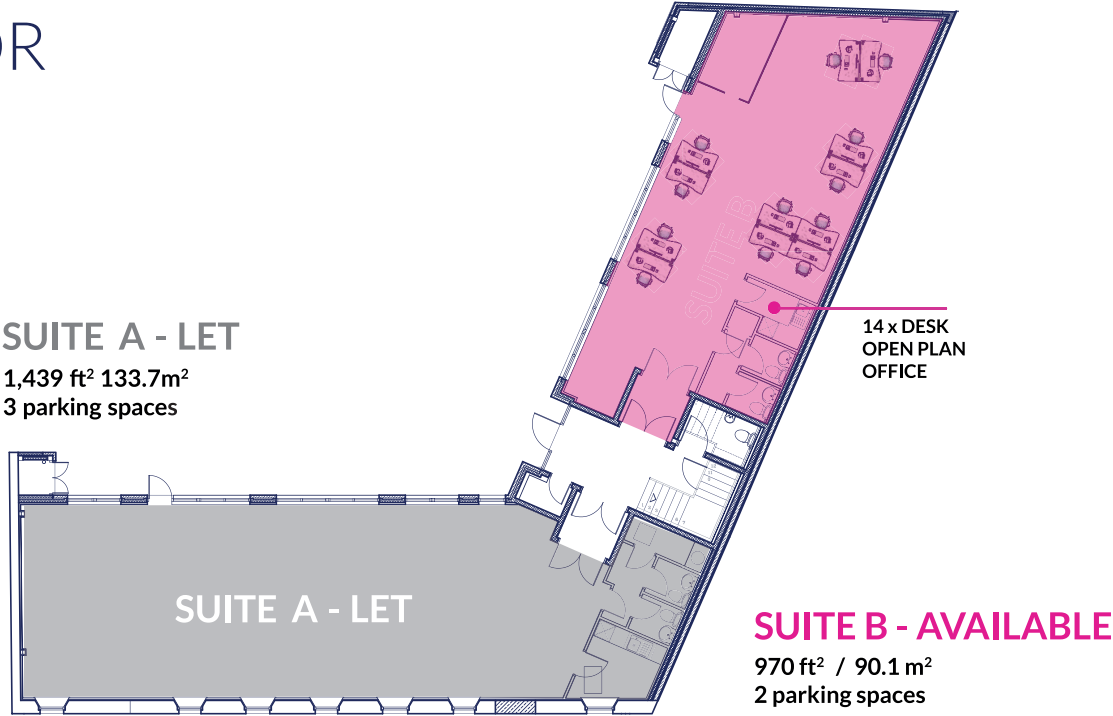
SUITE B AVAILABLE

970 ft² / 90.1 m²



KNIGHT PROPERTY GROUP

GROUND FLOOR



FIRST FLOOR





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 and 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.

CAR PARKING

The available suite 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.

Each suite will benefit from access to one designated electric car charging point/space.

DESCRIPTION

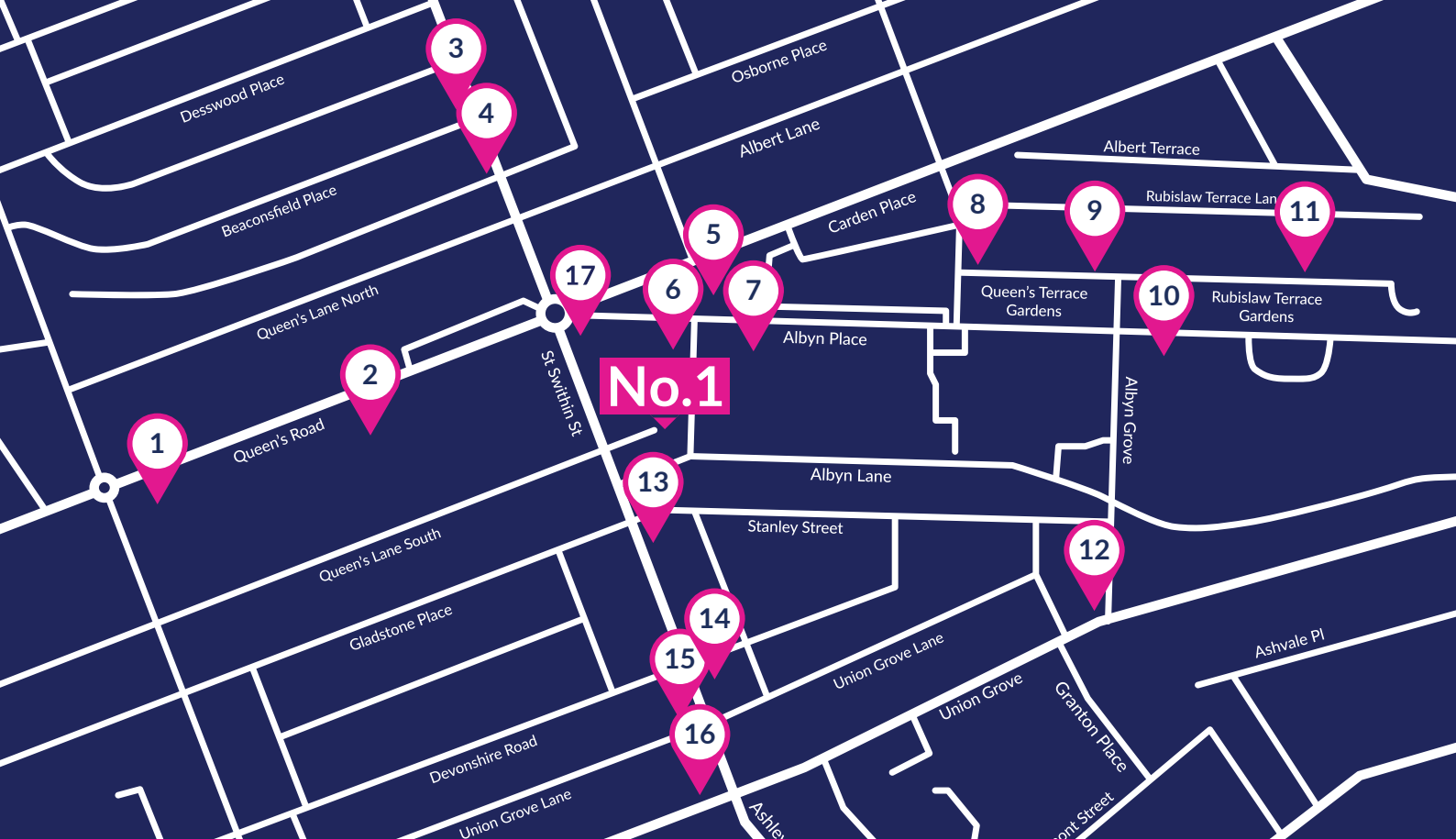
The subjects comprise an open plan office suite at ground floor level contained within a modern two-storey building of stone construction under a pitched tiled roof.

Internally the suite has recently been refurbished and is of an open plan nature featuring a meeting room, tea prep facilities and designated male and female toilets. The suite has carpet tiled flooring, suspended ceiling grid incorporating comfort cooling and modern LED lighting. The suite is fully network cabled including power, IT and data points. The building further benefits from a communal modern 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 have calculated the approximate net internal floor area in accordance with the RICS Code of Measuring Practice (6th ed).

Suite B	970 sq.ft	90.1 sq.m
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NEARBY AMENITIES

- | | | |
|---------------------------|---------------------------------|----------------------------|
| 1. Albyn School | 7. Bank of Scotland | 13. Cookie Cult |
| 2. The Dutch Mill | 8. No 10 Bar & Restaurant | 14. Coppa Coffee |
| 3. Prego | 9. Amuse by Kevin Dalgliesh | 15. Café Cognito |
| 4. The Co-op | 10. Albyn Hospital | 16. Blackbird Cupcake Shop |
| 5. Cognito at the Cross | 11. Parx Café | 17. Virgin Money |
| 6. Royal Bank of Scotland | 12. The Grove Convenience Store | |

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.

RATEABLE VALUES

As of the 1st April 2023 the subjects are entered into the valuation roll as having a Rateable Value of £14,000.

Small business bonus relief will be available to qualifying occupiers.

Fresh Start relief will be available to qualifying occupiers.

LEASE TERMS

The suite is available to lease over a period of time 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.

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.

ENTRY

The suite is available for immediate occupation upon conclusion of formal legal missives.

EPC

The subjects have an EPC Rating of C.

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

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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