

ALL ENQUIRIES
01224 322399



TO LET

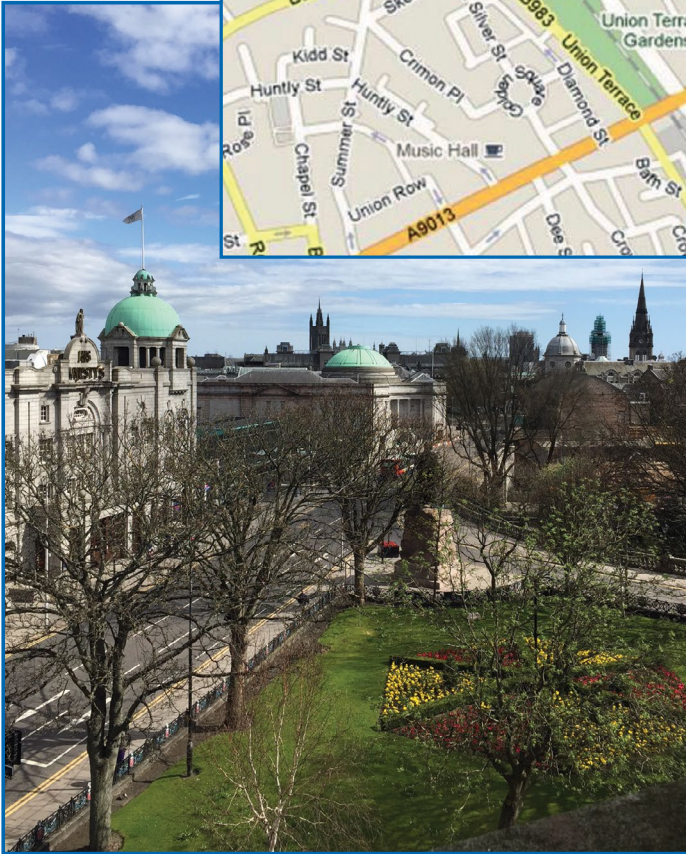
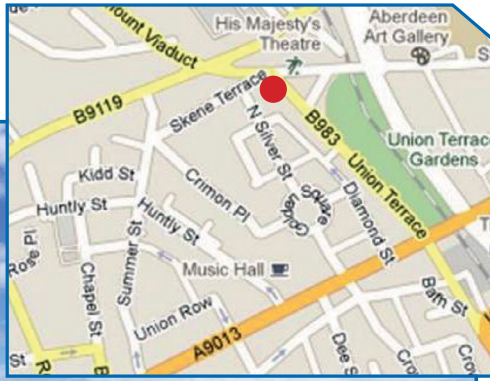
**40 Union Terrace,
Aberdeen, AB10 1NP**



Young and Company

Chartered Surveyors
1 Queens Lane South
Queens Cross
Aberdeen AB10 6XW
Tel:01224 322399 Fax:01224 322909

www.young-co.com



Location:

The premises are prominently located at the north end of Union Terrace, close to the junction with Skene Terrace and Rosemount Viaduct.

They enjoy panoramic views overlooking major city landmarks such as, Union Terrace Gardens, His Majesty's Theatre and Cowdray Hall.

Union Street is around 350 yards to the south and the Bon Accord Shopping Centre, some 500 yards to the east. The Denburn car park (326 spaces) is situated within a few minutes walk

Description:

The accommodation occupies the second floor of a striking, ornate granite Grade B listed building. It is accessed via a passenger lift from a pleasant entrance hallway. The suite is self contained, open plan, with male and female toilet facilities. The offices are carpeted with suspended acoustic tile ceilings with recessed fluorescent lighting.

The views from the attractive bay windows are particularly pleasing.

Floor Area:

We calculate a net internal floor area of 954 sq. ft. (88.65 sq. m).

Lease Terms:

The subjects are available for lease on tenants' full repairing and insuring basis, governed by a service charge covering common parts. Lease length is negotiable.

Rental:

The rent expected is £12,500 per annum.

Rateable Value:

The premises are assessed at a Rateable Value of £11,500.

EPC Rating:

Will be provided prior to entry.

Legal Costs:

Each party to bear their own legal costs.

Entry:

Immediate.

Further Information & Viewing:

Please contact: Derek Young

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