

DETACHED OFFICE PREMISES

- > ATTRACTIVE STANDALONE BUILDING
- > OPEN PLAN FLOOR PLATES
- > POTENTIAL TO SUBDIVIDE
- > NIA – 1,026.56 SQM (11,050 SQFT)
- > 44 CAR PARKING SPACES

TO LET

SINCLAIR HOUSE, SINCLAIR ROAD, ABERDEEN, AB11 9PR

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



Detached office premises arranged over ground, first and second floors.

LOCATION

The subjects are located on the north side of Sinclair Road close to its junction with Crombie Place with the location being home to a number of industrial and office users. In addition, Victoria Road is in close proximity providing a good level of local amenities which in turn also links to Wellington Road providing excellent access to the city's inner ring road system and accordingly the subjects provide rapid access to the city centre, harbour and East Tullos and Altens Industrial Estate.



DESCRIPTION

The subjects comprise of a detached office premises arranged over ground, first and second floors which is of block construction which has been rendered externally and partially clad. The roof is of pitched and tiled design and the subjects benefit from excellent natural light via windows to all elevations.

Internally, the subjects provide good open plan office accommodation with lift access to all floors. The subjects are finished to a good standard and have been carpeted throughout, painted walls with a suspended ceiling being installed with modern lighting and air conditioning cassettes. W.C and tea prep facilities are located on each floor.

CAR PARKING

The subjects benefit from a dedicated car park for approximately 44 vehicles equating to a parking ratio of 1 space per 251 sq.ft.

In addition, free on street parking is available.



ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Ground Floor	338.83	3,647
First Floor	340.93	3,670
Second Floor	346.80	3,733
TOTAL	1,026.56	11,050

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of:-

> Office £136,000

RENTAL

£140,000 per annum payable quarterly in advance.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease of negotiable duration.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of E.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

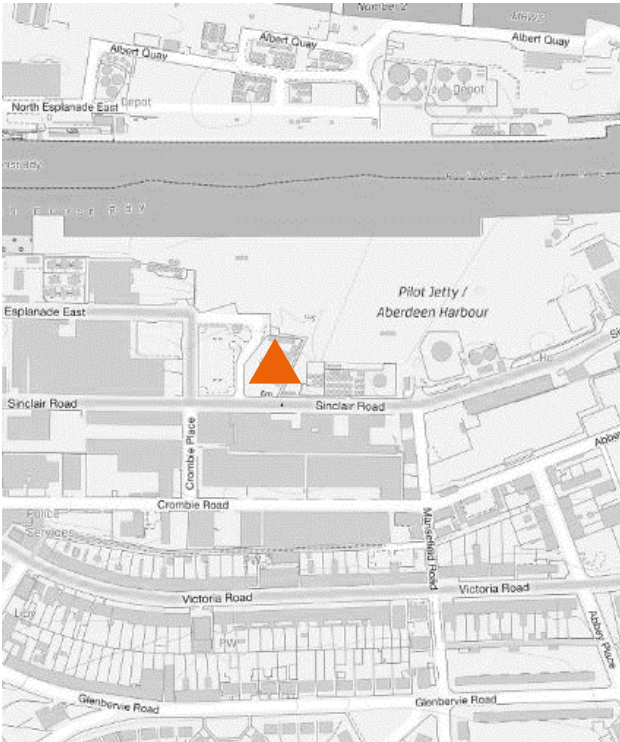
All rents, prices, premiums etc., are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any LBTT, Registration Dues and the cost of obtaining landlord's consent.

VIDEO TOUR

Click [here](#) for video tour of the property.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: UPDATED JANUARY 2021