

## SURPLUS OFFICE ACCOMMODATION

- > TOTAL FLOOR AREA – 86.85 SQM (935 SQ.FT)
- > PROMINENT LOCATION
- > 2 CAR PARKING SPACES AVAILABLE



TO LET

**32A HUTCHEON STREET, ABERDEEN, AB25 3TB**

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## LOCATION

The subject premises are situated on the north side of Hutcheon Street, immediately adjacent the Mounthooly roundabout where the A96 meets Hutcheon Street, and accordingly the subjects benefit from a high profile location with all parts of the city being within easy reach. The area is mixed in nature with commercial uses along with residential and student accommodation all being within close proximity.

## DESCRIPTION

The subjects comprise of first floor office accommodation contained within an industrial facility which is currently utilised for a tyre and exhaust centre. The subjects benefit from their own ground floor entrance leading to the office accommodation which is situated over first floor. The accommodation itself provides open plan offices along with dedicated tea prep and W.C. facilities. The premises benefit from extensive glazing to the front with the office area having been carpeted throughout, the walls are plastered and painted and a suspended ceiling has been installed incorporating recessed lighting. Heating is provided by electric panel heaters.

## CAR PARKING

2 car parking spaces will be provided with the accommodation.

## RENTAL

£10,000 per annum exclusive of VAT at the prevailing rate.

## LEASE TERMS

The subjects are available on a Full Repairing and Insuring lease by way of a service charge for negotiable duration.

## RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of F.

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

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## SERVICE CHARGE

There shall be a service charge applicable for the upkeep and maintenance of the common areas.

## VIDEO TOUR

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

## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
First Floor – Office	86.85	935

The abovementioned floor areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.



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

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