

COMPETITIVE  
LEASE TERMS

## OFFICE PREMISES

- > FLOOR AREA – 143.67 SQM.  
(1,546 SQFT.)
- > 7 CAR PARKING SPACES
- > RENTAL - £18,000 PER ANNUM

TO LET

**MILL HOUSE, GRANDHOLM CRESCENT, ABERDEEN, AB22 8BB**

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## LOCATION

The subjects are located within the Grandholm area of the City to the southwest of Bridge of Don and approximately 4 miles north of Aberdeen City Centre. The location is accessed from Gordon Brae which in turn links to The Parkway and Ellon Road ensuring that the location is well connected to all parts of the City.

Grandholm comprises of a mixed-use location with a large residential offering being complimented by office and retail offerings.

## DESCRIPTION

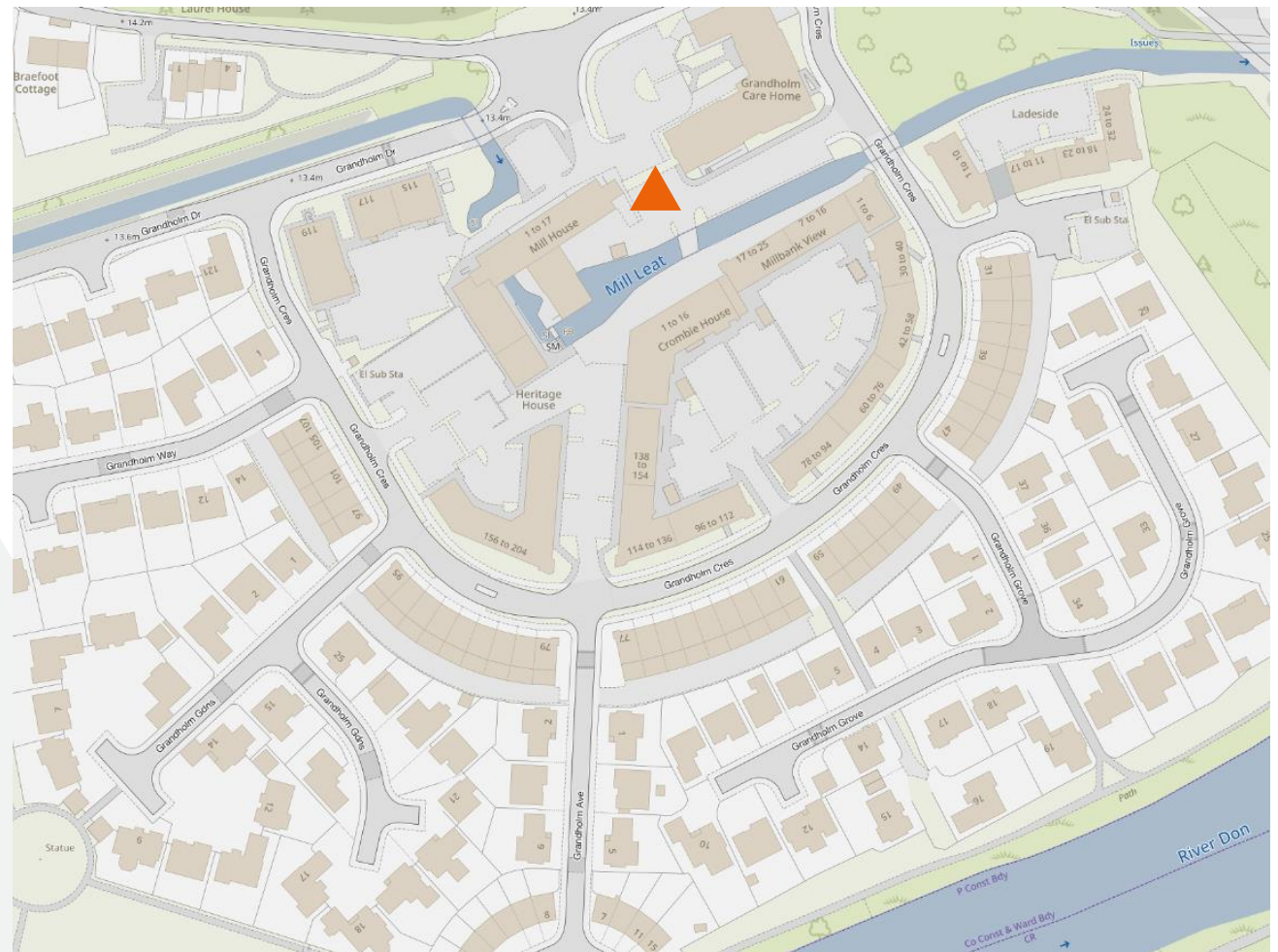
The subjects comprise a ground floor office within a traditional granite and slate building with the benefit of good levels of natural light via large display windows to the front of the premises with further windows to the rear elevation.

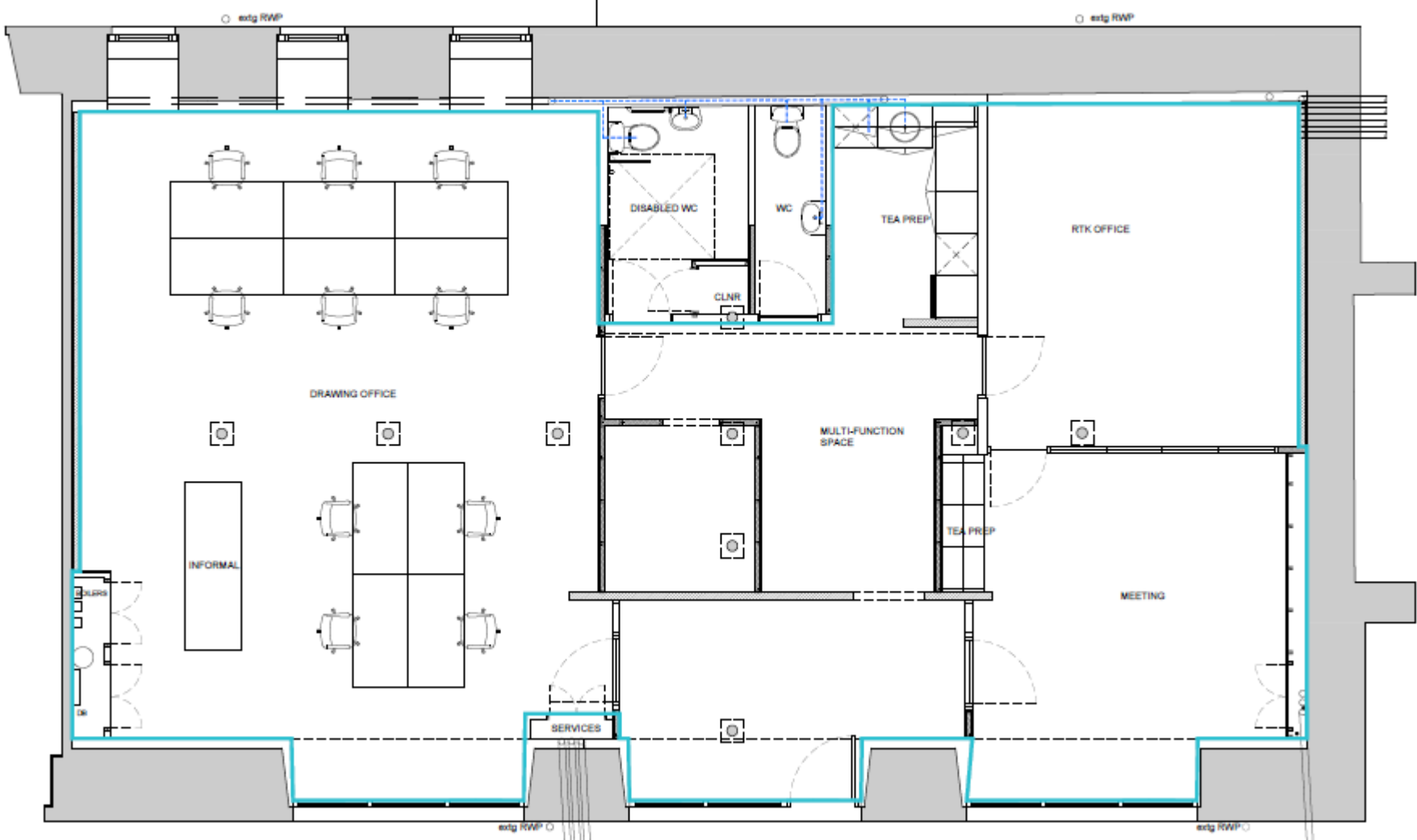
Internally the accommodation provides two meeting rooms, a large open plan office along with male and female w.c. facilities and a kitchen to the rear.

The accommodation is fitted to a good standard

## CAR PARKING

7 car parking spaces are associated with the suite located to the rear of the subjects.





**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	143.67	1,546

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

**RENT**

£18,000 Per Annum.

**LEASE TERMS**

The property is available for lease on flexible terms.

**RATEABLE VALUE**

The subjects are entered into the valuation role as follows:

Office - £10,750

Part - £4,700

Any incoming tenant will have the right to appeal the Rateable Value

**VAT**

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

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Rating of '...'.  
Further information and a recommendation report is available to seriously interested parties on request.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



**For further information or viewing arrangements please contact the sole agents:**  
**Mark McQueen**, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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