

VIDEO
TOUR

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OFFICE PREMISES

- > COMMERCIAL UNIT IN CENTRAL LOCATION
- > SIZE – 81.85 SQM (881 SQFT)
- > RENTAL - £9,840 PER ANNUM
- > INCENTIVES AVAILABLE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

TO LET

2ND FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD, ABERDEEN, AB25 1TW

CONTACT: Shona Boyd, shona,boyd@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



Office/Commercial Premises in Central Location

LOCATION

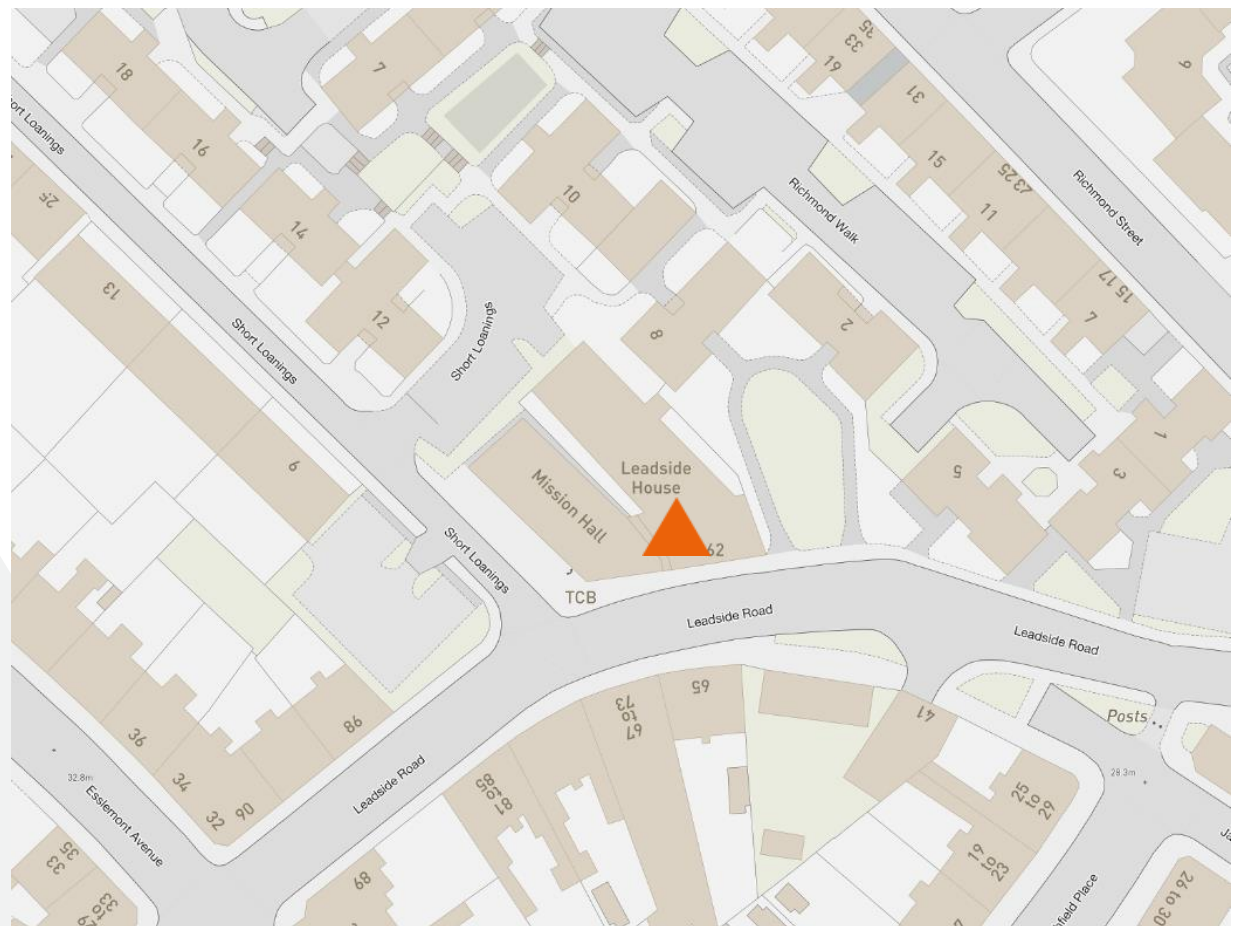
The subjects themselves are located on the north side of Leaside Road, between its junctions with Short Loanings and Northfield Place, in a mixed use location approximately half a mile north of Aberdeen city centre. The location is close to the Rosemount area of the city and also has quick access into the city centre and all amenities contained therein. The property is also well located for quick access to the local and national road networks

DESCRIPTION

The subjects are of three storey to the front and two and a half storey design to the rear. The building is of traditional granite and slate construction incorporating dormer projections of similar construction to the front elevation and numerous velux windows to the rear pitches.

Access to the office area is via a timber and glazed recessed door leading to a common stairwell to access the suite itself. The office provides open plan office accommodation that has been finished to a good standard with the floor being carpeted, plaster and painted walls, lighting by means of spot and strip lighting and heating via electric heaters.

W.C and tea preparation facilities are located within the common stairwell.



ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Office	81.85	881

The above areas, which have been calculated from on site measurements, have been calculated on a net internal floor area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

RENTAL

£9,840 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Flexible lease terms are available.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £9,800.

100% Rates Relief is available to qualifying occupiers, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'.

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

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
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www.shepherd.co.uk

