



MODERN OFFICE PREMISES WITH CAR PARKING

- > FLOOR AREA: 464.5 SQ.M (5,000 SQ.FT)
- > 5 CAR PARKING SPACES
- > PASSING RENTAL: £115,000 PER ANNUM
- > LEASE EXPIRY: 24TH APRIL 2027

TO LET

2ND FLOOR, JOHNSTONE HOUSE, 42-54 ROSE STREET, ABERDEEN, AB10 1UD

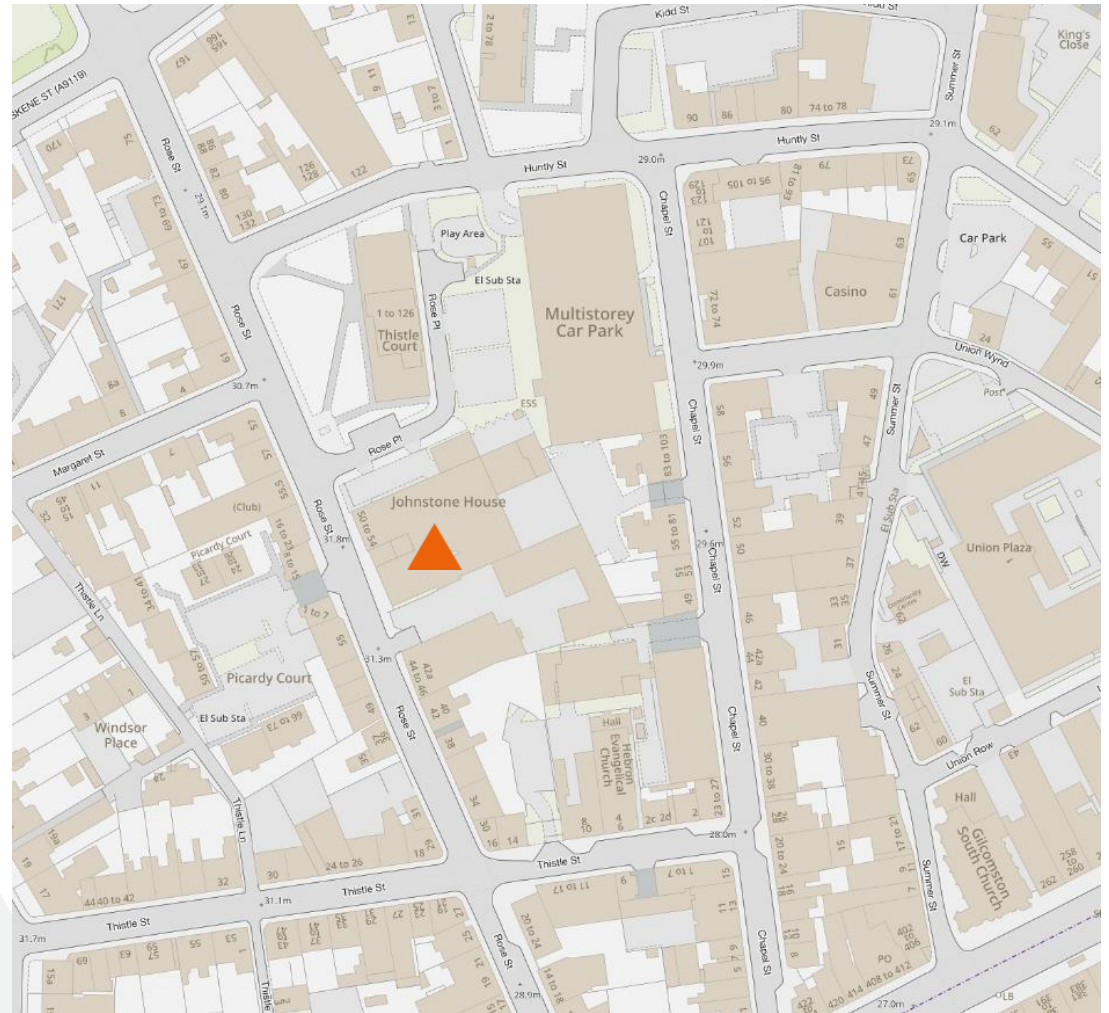
CONTACT: Mark McQueen, Mark.McQueen@shepherd.co.uk 01224 202828 www.shepherd.co.uk



LOCATION

The subjects are located on the east side of Rose Street, midway between its junctions with Skene Street and Thistle Street within the heart of Aberdeen City Centre. The subjects are also located approximately 200 metres from Union Street which is Aberdeen’s principal commercial thoroughfare and in close proximity to Aberdeen’s popular West End office district.

The location of the property therefore provides excellent access to both the private and public transport links serving the City.



DESCRIPTION

The subjects comprise of the second floor east suite contained within a substantial five storey multi-let modern office building. The building has been extensively refurbished and provides an attractive working environment. The building also benefits from a shared meeting room with access to the suites via 3 passenger lifts. Each floor has male, female and disabled w.c. facilities.

The suite is finished to a high standard and benefits from the following:-

- > Modern open plan accommodation with board room and private offices.
- > Acoustic suspended ceiling with modern lighting.
- > Comfort cooling.
- > Raised access floors with built-in floor boxes.
- > Modern carpet tiled floor coverings.

CAR PARKING

5 car parking spaces are associated with the suite.



ACCOMMODATION

	m ²	ft ²
2 nd Floor East	464.5	5,000

The Premises have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£115,000 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

The subjects are held on effective Full Repairing and Insuring Terms expiring 24th April 2027

It is our client's intention to assign their leasehold interest in the respect of the premises.

SERVICE CHARGE

There is a service charge for the upkeep and maintenance of the common areas of the building.

Further information is available upon request.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website at a Rateable Value of £80,500.

An ingoing occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

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

VAT

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



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

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

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