



MODERN OFFICE BUILDING
WITH UP TO 50 CAR PARKING SPACES



TO LET

1 Berry Street

Aberdeen AB25 1HF | 2,348.5 sq.m (25,280 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

1 Berry Street is situated at the junction of Berry Street and Gallowgate in the heart of Aberdeen City Centre. Positioned immediately behind the Bon Accord Shopping Centre and within 100 yards of the MSQ development on Broad Street, 1 Berry Street provides easy access to all the amenity that Aberdeen City Centre has to offer. The exact location is shown on the plan above which has been provided for indicative purposes only.

DESCRIPTION

1 Berry Street provides modern office accommodation arranged around a central core, over ground and three upper floors. The building benefits from comfort cooling and raised access floors in part, perimeter heating and double glazed window fittings. A refurbishment programme is required and the landlord will work with an incoming tenant to refurbish in line with their requirements.

CAR PARKING

Up to 50 car parking spaces will be provided in the Bon Accord Centre Car park at a ratio of approx. 1:505 sq.ft.

AVAILABILITY

It is the landlord's preference to lease as a whole but consideration will be given to leases on a floor by floor basis

PROPERTY DETAILS

Rent	On application.
Rateable Value	Requires to be reassessed.
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.
Lease Terms	On application and dependent on size of space let and level of refurbishment.
EPC	TBC.
VAT	VAT will be payable in addition to the rent.
Legal Costs	Each party will be responsible for their own legal costs incurred.
Floor Areas	The following approximate areas have been calculated in accordance with IPMS3:-
Ground Floor	432.9 sq.m 4,660 sq.ft
First Floor	638.7 sq.m 6,875 sq.ft
Second Floor	638.7 sq.m 6,875 sq.ft
Third Floor	638.2 sq.m 6,870 sq.ft
Total	2,348.5 sq.m 25,280 sq.ft
Limited Use	33.9 sq.m 365 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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