



CITY CENTRE OFFICE SUITES  
COMPETITIVE RENTAL & FLEXIBLE TERMS



TO LET  
**42 Union Terrace**

Aberdeen, AB10 1NP | 215.80 sq.m (2,323 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

The premises are located on the West side of Union Terrace, at its junction with Skene Terrace, in the heart of Aberdeen City Centre. With close proximity to Union Terrace Gardens, the property is extremely well located to benefit from the redevelopment of the area whilst being surrounded by some of the City's most architecturally impressive buildings including His Majesty's Theatre and the Central Library.

## DESCRIPTION

The accommodation comprises office suites on the 1st and 2nd floors contained within a substantial period building of granite and slate construction, arranged over ground, first, second and attic floors.

Internally the suites are fully carpeted with fluorescent strip lighting and electric storage heaters. The building is fully alarmed and benefits from a security door entrance system. Shared male and female WCs are located at second floor level.

## RENT

Competitive rentals are available on request.

## RATEABLE VALUE

The suites would require to be reassessed upon occupation for rating purposes.

## RATES DETAIL

Any incoming 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.

## SERVICE CHARGE

Service charge applies for the management of common areas.

## LEASE TERMS

Full Repairing and Insuring terms.

## EPC

A copy of the EPC is available on request.

## VAT

VAT will be applied at the standard rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred. Any incoming tenant will also be responsible for any LBTT and Registration Dues applicable.

## ENTRY

Upon conclusion of legalities.

## FLOOR AREAS

The property has been measured in accordance with IPMS3 and approximate areas derived:-

First Floor	109.6 sq.m	1,180 sq.ft
Second Floor	106.2 sq.m	1,143 sq.ft
<b>Total</b>	<b>215.8 sq.m</b>	<b>2,323 sq.ft</b>
Limited Use Area	2.26 sq.m	24 sq.ft

## VIEWING & OFFERS

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

### LISA COWIE

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