



TO LET

GROUND FLOOR OFFICE SUITE

Dock Gate House, Waterloo Quay, Aberdeen, AB11 5DF

NIA: 18.64 sq m (200 sq ft)

Reduced to £450 per calendar month (all inclusive)

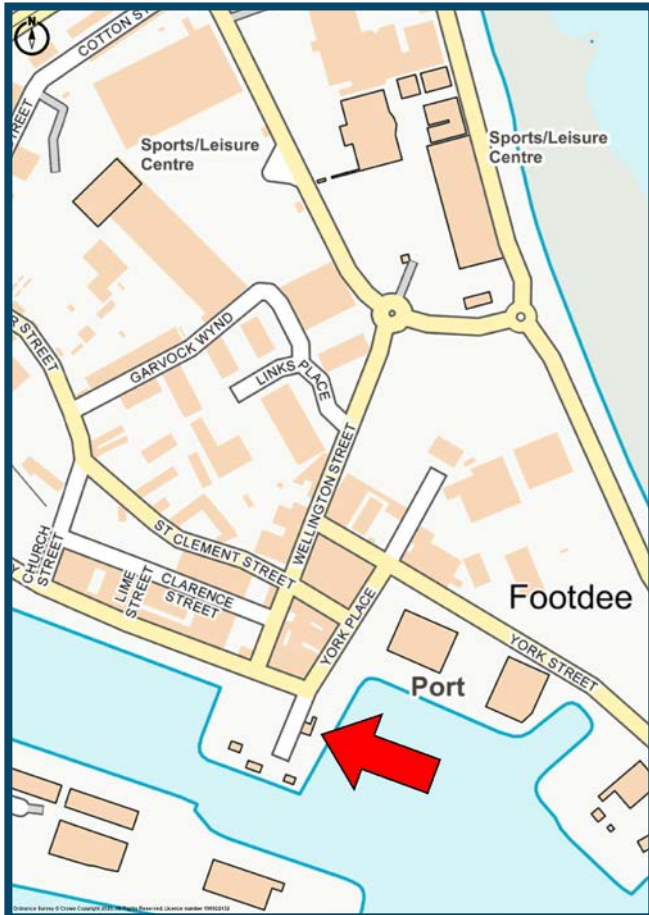
Ground floor suite within two storey office, located in the Aberdeen Harbour area

LOCATION

The property is located within the Harbour area of Aberdeen approximately 1.5m south of Aberdeen City Centre. More specifically, the property lies on the east side of York Place.

Nearby occupiers include DOF Subsea, Peterson UK and other similar oil & gas operators with good local amenities close by.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The building is two storey and attic in height of block construction with a pitched and slate clad roof with a flat top section. There is a single storey projection of similar construction.

Internally, the office has painted lath and plaster walls, carpeted tile floor with a suspended tiled ceiling with artificial lighting via fluorescent strip. There is plenty natural daylight provided by double glazed timber windows. Heating is provided by way of pressed steel radiators serviced via a gas boiler.

Shared staff facilities including kitchen and WCs are provided on ground and first floor.

There is a private car park and free on street parking available.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured on net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor: Office Suite

Total 18.64 sq m (200 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

LEASE TERMS

The property is available to lease on internal repairing and insuring terms, short term leases will be considered.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E+.

Full documentation is available upon request.

RENTAL

An all-inclusive rental of £450 pcm is sought, exclusive of VAT.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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