

To Let



Detached office building extending to 386 sq.m. (4,150 sq.ft.)



Unit 17 Twin Spires Business Park, Mugiemoos Road, AB21 9BG

Location

The property is located within the popular Twin Spires Business Park occupying a prominent location overlooking the River Don. The office benefits from easy access to the A90 inner ring road, with Aberdeen International Airport and the City Centre both being within a 5 mile drive.

Local amenities include a Tesco Extra, Lidl, McDonalds, KFC, Taco Bell, Bannantyne Health Club and Travelodge.

Surrounding occupiers include Converge, Crane Worldwide, GAP Group and Global Pipe Components.



Description

Unit 17 Twin Spires Business Park comprises a detached two storey modern office building of steel frame and concrete block construction, finished with facing brickwork externally and a pitched clad roof.

Internally, the office accommodation comprises a mixture of open plan and cellular offices, together with toilet and kitchen facilities.

The suite is carpeted, the walls painted & plastered, and there is a suspended ceiling with LED lighting throughout the office.

The building is DDA compliant including a passenger lift to the first floor of the property and full raised access flooring throughout.

The suite benefits from Cat 5 cabling and comfort cooling featured on both floors. The front door of the building has a secure entry system alongside the building's CCTV system.

Accommodation

We calculate the approximate areas to be as follows:-

Description	Area (sq. ft.)	Area (sq. ft.)
Ground Floor	193	2,075
First Floor	193	2,075
Total	386	4,150

The above areas have been calculated on a Net Internal Basis (NIA) in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Lease Terms

A new lease is available on standard full repairing and insuring terms for a period to be agreed. The quoting rent is £10 per sq. ft. The landlord will consider leasing on a floor-by-floor basis.

Car Parking

The property benefits from 12 exclusive car parking spaces alongside designated visitor parking.

Rateable Value

The property is currently entered into the Valuation Roll with a Rateable Value of £45,250.

Any incoming tenant will have the opportunity to apply for 100% rates relief for the first 12 months under the 'Fresh Start Rates Relief' scheme.

Energy Performance Certificate

The property has an Energy Performance Certificate of A+. Full documentation can be made available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, if applicable.

Entry

Date of entry to be agreed upon conclusion of legal missives.





Contact

For further information, or to arrange a viewing, please contact:



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Particulars dated March 2024. Photographs dated March 2024