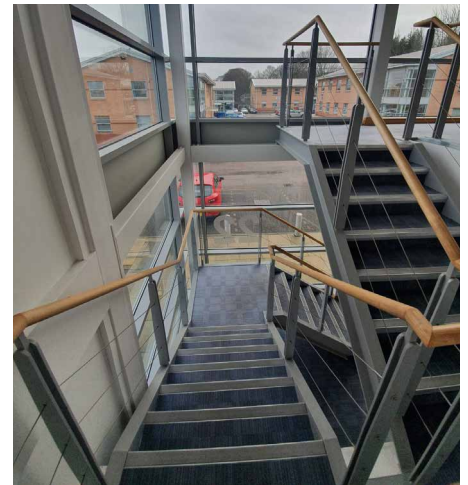
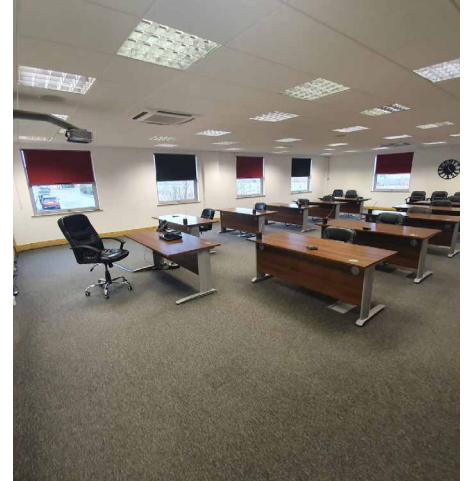


TO LET OFFICE PAVILION

UNIT 22 TWIN SPIRES BUSINESS CENTRE

Mugiemoss Road, Aberdeen, AB21 9BG



Key Highlights

- 9 car parking spaces
- 281.95 sq m (3,035 sq ft)
- Modern specification
- Open plan office with cellular accommodation

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Location

The available office accommodation is located at Twin Spires Business Centre, an attractive development of eight office pavilions, completed in 2008 by Business Homes CALA. Located a mere 3 miles north of the City Centre, on the South side of Mugiemoor Road.

By virtue of its location, the development benefits from excellent transport links, the business park benefits from easy access to the North, via the A90 or West, via the A96. Furthermore, the site is only a short distance from Aberdeen International airport.

Nearby occupiers include Magma Products Limited, TWI, FH Bertling Logistics Aberdeen Ltd, Caledyne Ltd, Island Offshore Subsea Ltd and Crane Worldwide UK Ltd.

Description

The office accommodation comprises a semi-detached office pavilion over ground and first floors of modern specification. The property generally comprises open plan working space offering flexibility for any incoming tenant. Through the installation of partition walls around the periphery of the floor plate this has allowed for kitchen facilities, cellular office accommodation and meeting rooms to be inserted.

Ladies, gents and disabled toilets are located within the common core at ground and first floor levels respectively. The office building also benefits from a passenger lift which can access both ground and first floor levels. The suites are fitted out with comfort-cooling, suspended ceilings, raised access floors and recessed lighting.

The landlord will give consideration to letting the building on a floor-by-floor basis.

Floor Areas

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal areas derived:

FLOOR	SQ M	SQ FT
Ground	141.86	1,527
First	140.09	1,508
TOTAL	281.95	3,035

EPC

The property has an EPC rating of D.

Rent

Rent upon Application.

VAT

All monies quoted are exclusive of any VAT which may be payable.

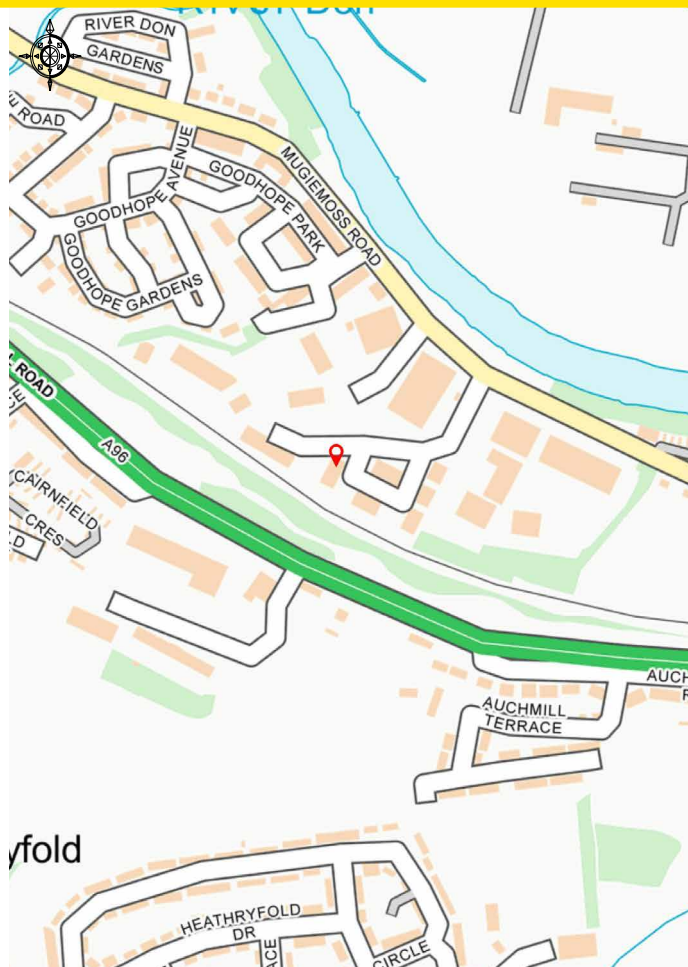
Contact

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Lease Terms

Our client is seeking to lease the premises on full repairing and insuring terms for a period to be agreed.

Rateable Value

The property is contained within the Valuation Roll with a Rateable Value of £44,750, effective from 1st April 2017. Any ingoing occupier would have the right to appeal this Rateable Value.

Legal Costs

Each party will be responsible for paying their own legal costs. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewings & Offers

Strictly by arrangement through the sole letting agents, to whom all offers should be submitted in Scottish Legal Form.

IMPORTANT NOTICE

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