

# 9 VICTORIA STREET

Aberdeen, AB10 1XB



## Key Highlights

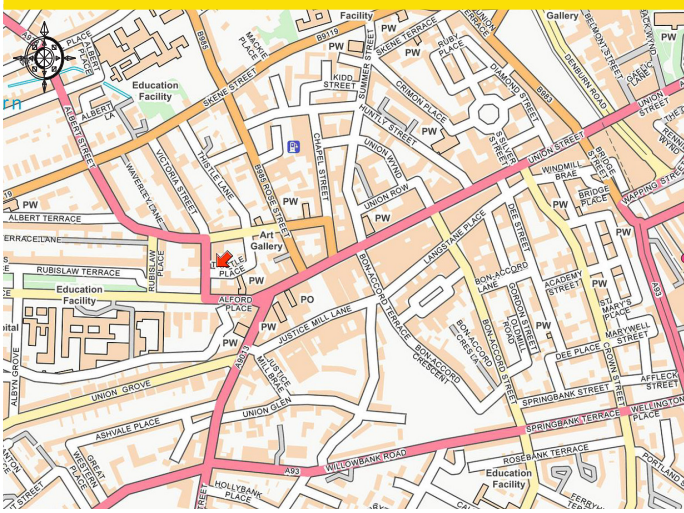
- West End address
- 3 exclusive parking spaces
- Prominent location with close proximity to Union Street
- Flexible lease terms available
- 207.66 Sq. m ( 2,236 Sq. ft)

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## Location

The property is located in the west end district of Aberdeen and the heart of the west end office area. Aberdeen is the principal administrative centre of the north east of Scotland and has an international airport, main line railway station and harbour serving the North Sea oil and gas industry and a ferry port serving the northern isles. It has two universities and a number of higher educational institutions and has a current population of around 230,000.

9 Victoria Street is located on the east side of Victoria Street which runs between Thistle Street/Waverley Place and Alford Place and is also within close proximity of Union Street which is Aberdeen's main commercial and retail thoroughfare. Consequently, the property benefits from excellent transport links.

## Description

The property comprises a terraced office building of traditional stone construction under a pitched slate roof. The available accommodation is located on the ground, first and second floors of the property.

Internally the specification of the offices are consistent throughout both the ground and first floor levels. The office areas have been refurbished with new lighting, heating and welfare areas. The building is configured through a series of cellular office rooms with a larger open plan reception area located on the ground floor. Throughout the property there are ceiling mounted diffused lights. The walls are painted and plastered throughout. There are carpet tiles throughout and electric heaters in situ. Double glazed sash and casement windows are used throughout the property. There are also data cable points located throughout the building.

One toilet is located on the ground floor of the property, but there are also shared communal toilets located on the second floor.

There is a tarmac car park located to the rear of the property which is accessed via Thistle Place. The subject accommodation has sole use of 3 parking spaces.

## 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	67.50	727
First	80.61	868
Second	59.55	641
<b>TOTAL</b>	<b>207.66</b>	<b>2,236</b>

## EPC

The property has an EPC rating of D.

## Rent

£15 Sq. ft

## VAT

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

## Lease Terms

Our client is seeking to lease the premises on full repairing and insuring terms for a period to be agreed. The property is also available to let on a floor by floor basis.

## Rateable Value

The property is contained within the Valuation Roll with a Rateable Value of £36,350, effective from 1st April 2023. An 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.

## Contact

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