

**TO LET** HIGH QUALITY CITY CENTRE OFFICE SUITE

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# ANNAN HOUSE

First Floor, Palmerston Road, Aberdeen, AB11 5QP



## Key Highlights

- First Floor 995.7 sq.m (10,718 sq.ft)
- BREEAM Rating 'Very Good'
- 20 parking spaces in secure car park
- City Centre location
- Fitted out and furnished, ready for immediate occupation

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## Location

Annan House is situated at the junction of Palmerston Road and Stell Road and within the North Dee Business Quarter (NDBQ), an established business district in Aberdeen city centre.

Union Square, the city's main shopping centre, is immediately adjacent and provides direct access to the main bus terminus and railway station. There are direct road connections to North Esplanade West which forms part of Aberdeen's inner ring road system, which offers links to the north and south of the city.

There is a wide range of local amenity, including many major retailers, cafes, restaurants and hotels. Office occupiers in the immediate vicinity include Petrofac, CNR International, Neptune Energy, EnQuest and Worley.

## Description

Annan House is an award winning 'Grade A' office development, which was completed in 2015. The building benefits from a high quality, modern specification;

- Fully BCO compliant
- Impressive double height entrance foyer
- BREEAM Rating 'Very Good'
- Office floor to ceiling height of 2.8m
- Fully raised access floors, flood wired with power and data
- VRV Comfort cooling
- Suspended ceilings with low energy recessed luminaries
- 4 x 17 person passenger lifts to all floors
- External security CCTV
- Common canteen and gymnasium

The first floor is available on the basis of a sublease, and is fully fitted out and furnished and available for immediate occupation. There are 20 car parking spaces allocated to the first floor suite.

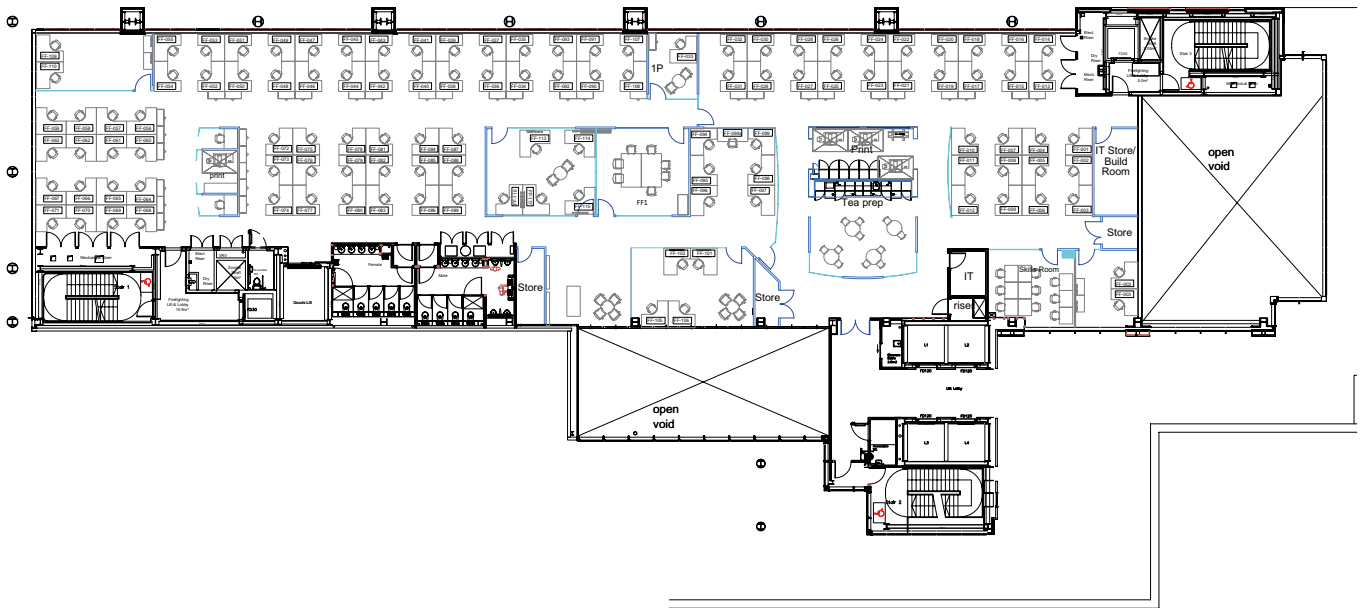


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### Floor Areas

The building has been measured on inspection, and the following net internal floor area was calculated

First Floor Office: 995.7 sq.m/10,718 sq.ft

### Lease Terms

Our client holds the first, second and third floors of the building on a Full Repairing and Insuring lease, expiring on 27 August 2025. Our intention is to sublease the first floor until expiry of the head lease.

### Rent

On Application

### Service Charge

Any ingoing sub tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building and the development. A service charge budget will be provided to interested parties on application.

### Rateable Value

The current Rateable Value for the property is £224,415. The Higher Property Rate in Scotland for the year 2021/2022 is 51.6p / £.

The car parking will attract an additional Rateable Value of £900 per space per annum (£22,500).

### EPC

The property has an EPC rating of B. A copy of the EPC assessment will be provided to interested parties on application.

### VAT

VAT will be payable.

### Legal Costs

Each party will bear their own legal costs associated with legal documentation of a sublease. The tenant will meet the cost of obtaining landlord consent, and the ingoing sub tenant will be responsible for any Land and Buildings Transaction Tax and registration dues applicable.





## Entry / Availability

The accommodation is available for immediate occupation.

## Viewing and Offers

Viewing is strictly by arrangement, and all offers should be submitted in Scottish legal form.

## Contact

For further information please contact the letting agents:

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## Contact

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