

TO LET FIRST FLOOR OFFICE ACCOMMODATION

INSPIRE BUILDING

Beach Boulevard, Aberdeen, AB24 5HP



Key Highlights

- Modern office accommodation
- 3,442 Sq. ft (319.80 Sq. m)
- 6 Demised parking spaces
- Strong local amenity

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned on a yellow rectangular background.

Location

The Inspire Building is located on the South side of Beach Boulevard, a short distance to the East of Aberdeen city centre, and in close proximity to the commercial areas at Aberdeen Beach and Harbour. The local area is in mixed use, with an array of commercial, retail and residential uses within a short walk, including Queens Links Leisure Park, Beach Boulevard retail Park. The building is a two mile drive to Aberdeen Train Station providing strong transport links across the country.

Description

The Inspire Building is a modern, detached building of steel portal frame construction and arranged over ground and two upper floors, and under a pitched composite metal roof.

The building was constructed around 12 years ago. The walls are clad in a mix of composite metal sheet panels and timber and the roof is of composite metal sheet construction with rainwater goods comprising of PVC downpipes from steel parapet gutters.

The floor is configured by providing open office accommodation at the South end of the suite with a number of individual partitioned offices alongside a boardroom combined with a bank of 6 desks at the North side of the suite. In the corridor between these two spaces there are cellular meeting and office rooms which face a small tea prep and comms room.

There is also a café located on the ground floor of the building which is open to all staff within the building.

The suite features 6 demised parking spaces.

Accommodation

The following Net Internal Area has been calculated

| FLOOR AREA | SQ FT | SQ M |
|-------------|--------|-------|
| First Floor | 319.80 | 3,442 |

Rent

Rent on Application.

Specification

- Air conditioning system throughout
- Solid and raised access flooring with a mix of floor coverings
- Walls are generally painted plasterboard, with glazed partitioning
- The ceiling is mainly suspended, acoustic tiled and incorporating a mix of diffused fluorescent strip lighting and spot lights.
- Double glazed windows throughout
- There is an 8 person passenger lift which is access controlled and serves all floors

Energy Performance Certificate

TBC

Lease Terms

The subjects are available on the basis of a Full Repairing Insuring Lease on terms to be agreed.

VAT

VAT will be chargeable on all monies due under the lease.

Rating Assessment

The property is entered in to the valuation roll at £54,500 effective as of 1st April 2023

Legal Costs

Each party will bear their own legal expenses incurred in documenting a lease. The ingoing occupier will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.

Viewing and Further Information

For all enquiries and viewings, please contact the sole agents.

Contact

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