

TO LET

iQ

iQ Building
Justice Mill Lane
Aberdeen AB11 6EQ

Grade A,
City Centre
Office Space

Providing up to
c 4,641 sq.m.
– 49,950 sq.ft



Location

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iQ is situated on Justice Mill Lane, directly opposite the Silver Fin and Capitol office buildings, in the heart of the city centre and in proximity to the west end office district. By virtue of its proximity to Union Street, iQ benefits from a vast array of local amenities and excellent access to the public transport hubs.

Nearby occupiers include, Shell, Spirit Energy, Orega Business Centre, Nuffield Health, and Park Inn By Radisson.

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Description

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iQ comprises a modern 6 storey office building constructed in 2011, around a full height central atrium. iQ benefits from a modern specification to include:

High quality open plan office accommodation, with large floor plates

3 x 13 persons high speed passenger lifts

Low energy displacement air conditioning

Male and female toilets and shower facilities at each level

Raised access floors (150mm void)

Staff break out areas / kitchen areas on each floor

Boardroom, offices, focus rooms, project rooms and meeting rooms in situ

Ground floor café / coffee bar, with kitchen and pantry

Shower block at ground floor with access to bicycle storage area

Parking for 94 vehicles in the basement car park



Accommodation

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The available accommodation is as follows:

Ground Floor	380.8 sq.m	(4,099 sq.ft)
First Floor	2,004.3 sq.m	(21,574 sq.ft)
Second Floor	2,253.6 sq.m	(24,257 sq.ft)
Total	4,638.7 sq.m	(49,950 sq.ft)

It is our clients preference to assign their interest in the premises, however will consider sub-leases of the whole, on a floor by floor or partial floor basis until the termination of the head lease.

Additional accommodation may be available from the Landlord on the ground floor.

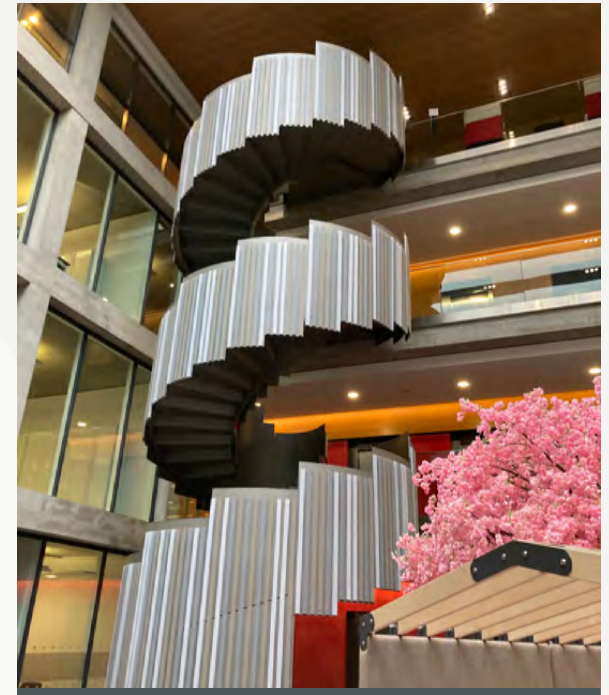
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Lease Terms

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The property is currently held under a full repairing and insuring lease, with common and external maintenance and repair governed by a building service charge. The head lease is due to expire on the 28th February 2026.

Rental terms are available on request.

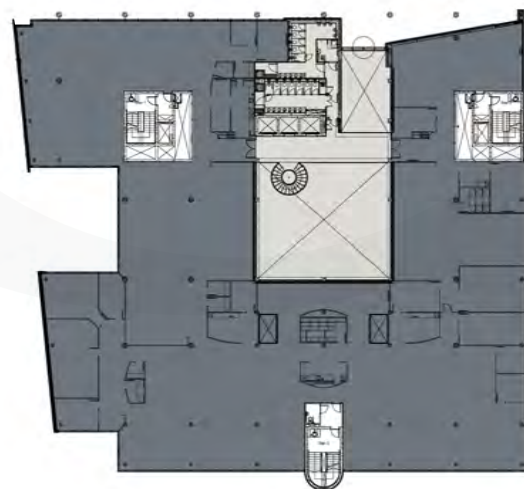


Floor Plans

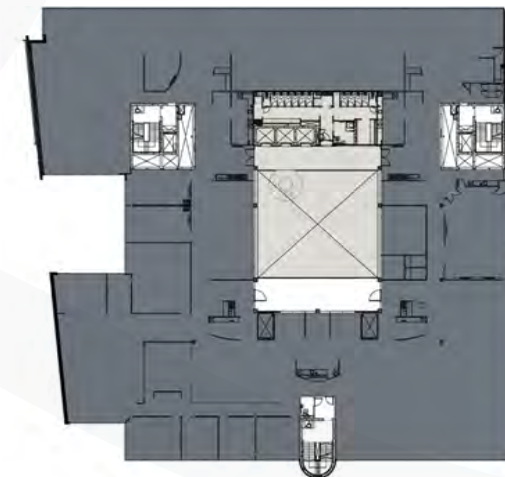
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Ground Floor



First Floor



Second Floor

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EPC

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iQ has an EPC Rating of B24. A copy of the EPC is available on request.

Rateable Value

The property is contained in the Valuation Roll as follows:

Part Ground Floor	£85,000
First Floor	£453,000
Second Floor	£305,000
Car Parking	£94,000
Total	£937,000

An incoming tenant will have the ability to appeal the Rateable Value. The Rateable Value is also subject to Revaluation in April 2023.

VAT

VAT is payable in addition to all monies due under the lease and any sublease granted.



AML

We are required under Anti Money Laundering Regulations to undertake due diligence on both our client and the counter party to a transaction where the rent exceeds £100,000 p.a.

We will require therefore to seek identification, either corporate, personal or both from any assignee or sub-tenant in order to discharge our statutory obligations.

Legal Costs

Each party will bear their own legal costs in documenting an assignation or sub-lease. The assignee or sub-tenant will be responsible for the payment of any LBTT and Registration dues.

iQ

FURTHER INFORMATION

For further information please contact:

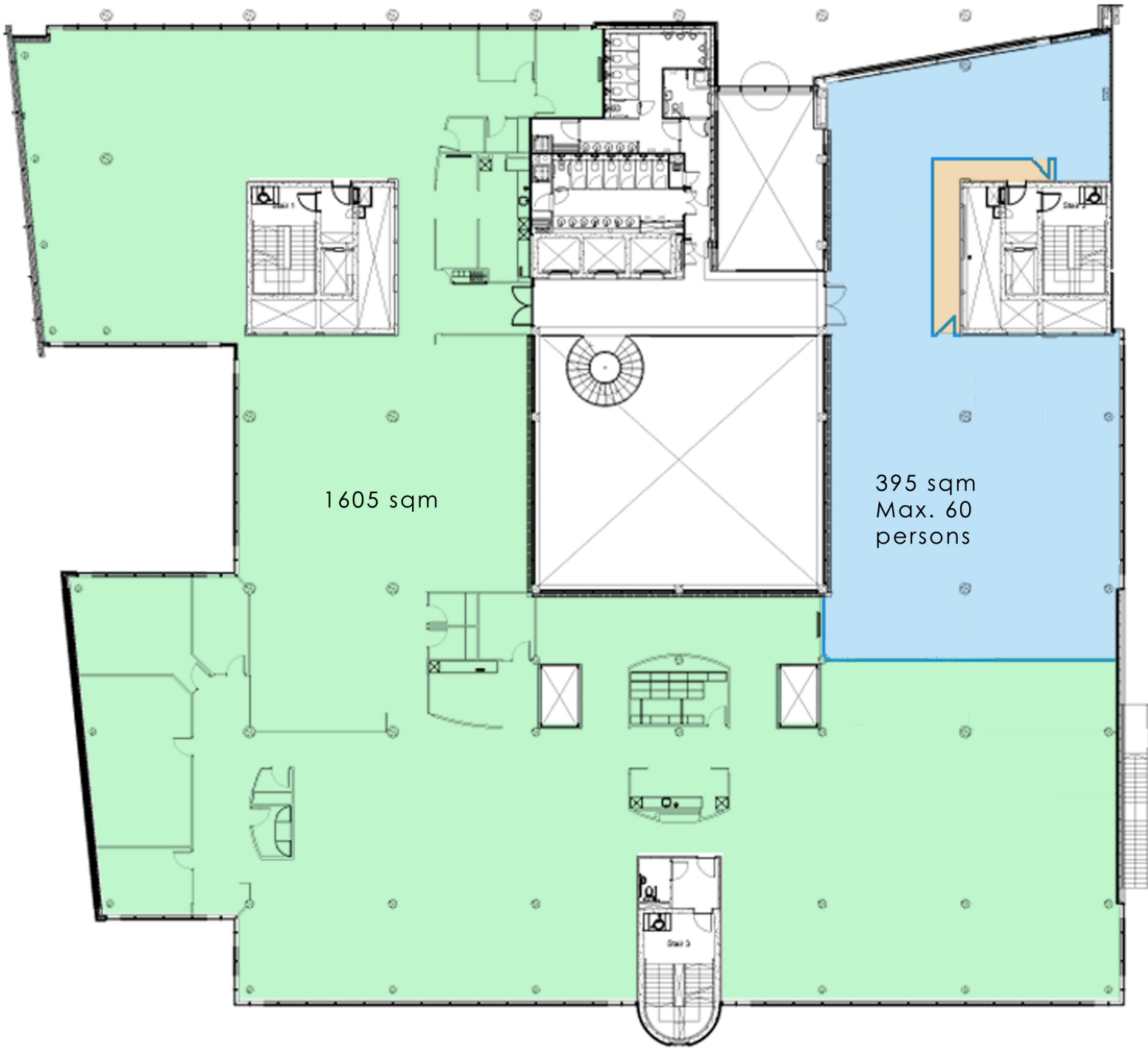


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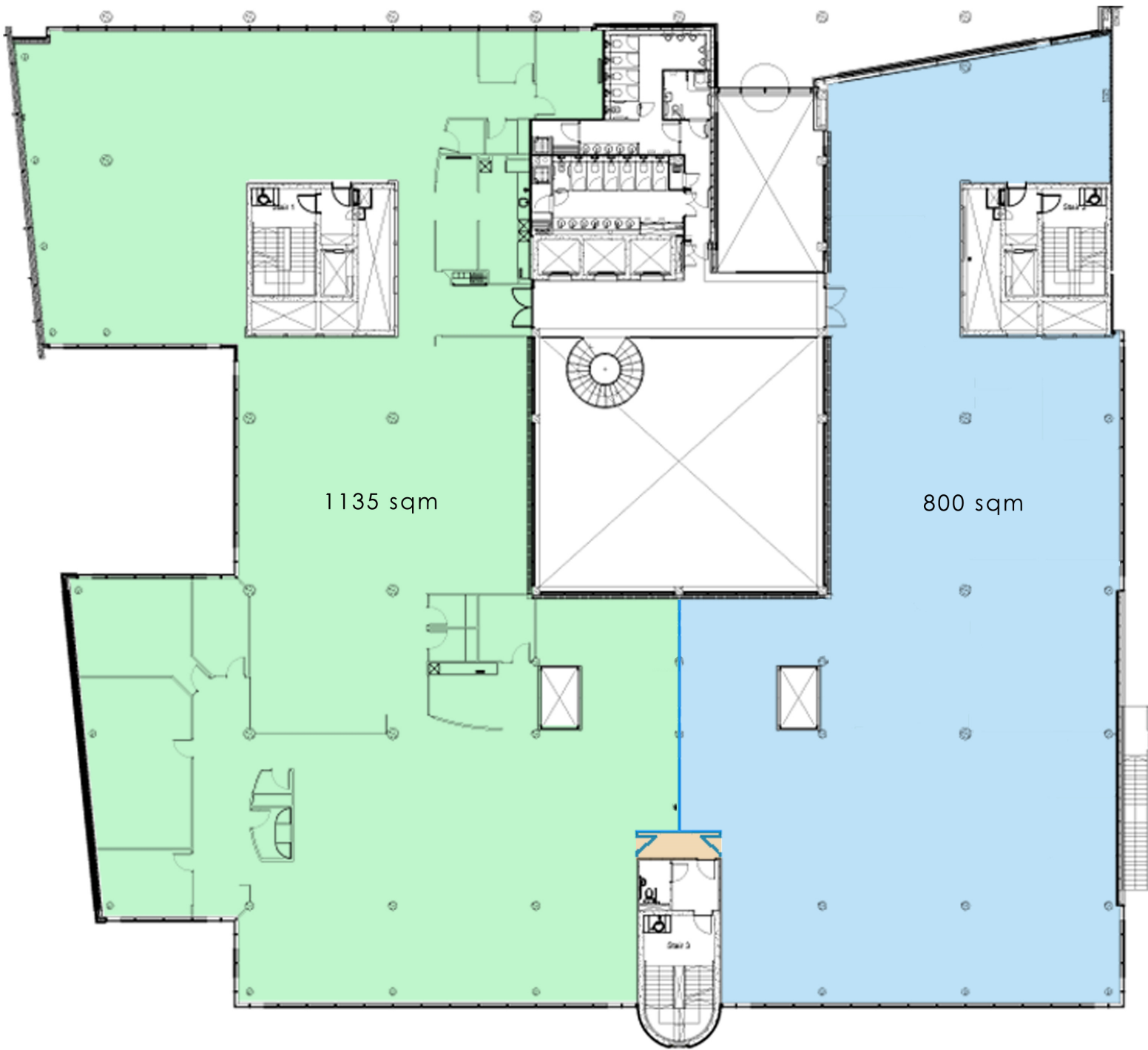
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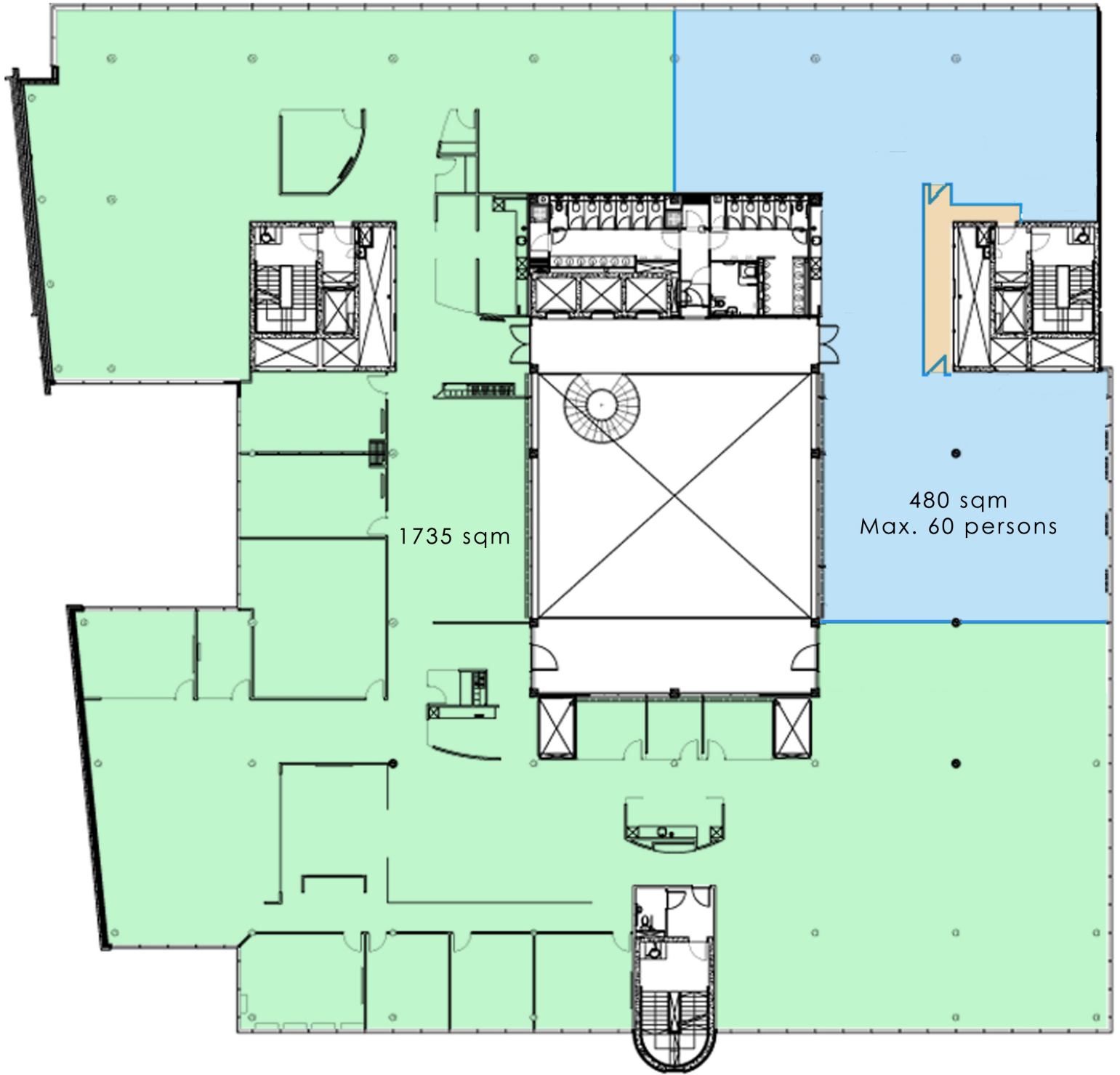


First Floor Plan - Option 1
Not To Scale

Proposed New Office Unit
IQ Building, Justice Mill Lane, Aberdeen
November 2022



First Floor Plan - Option 2
Not To Scale

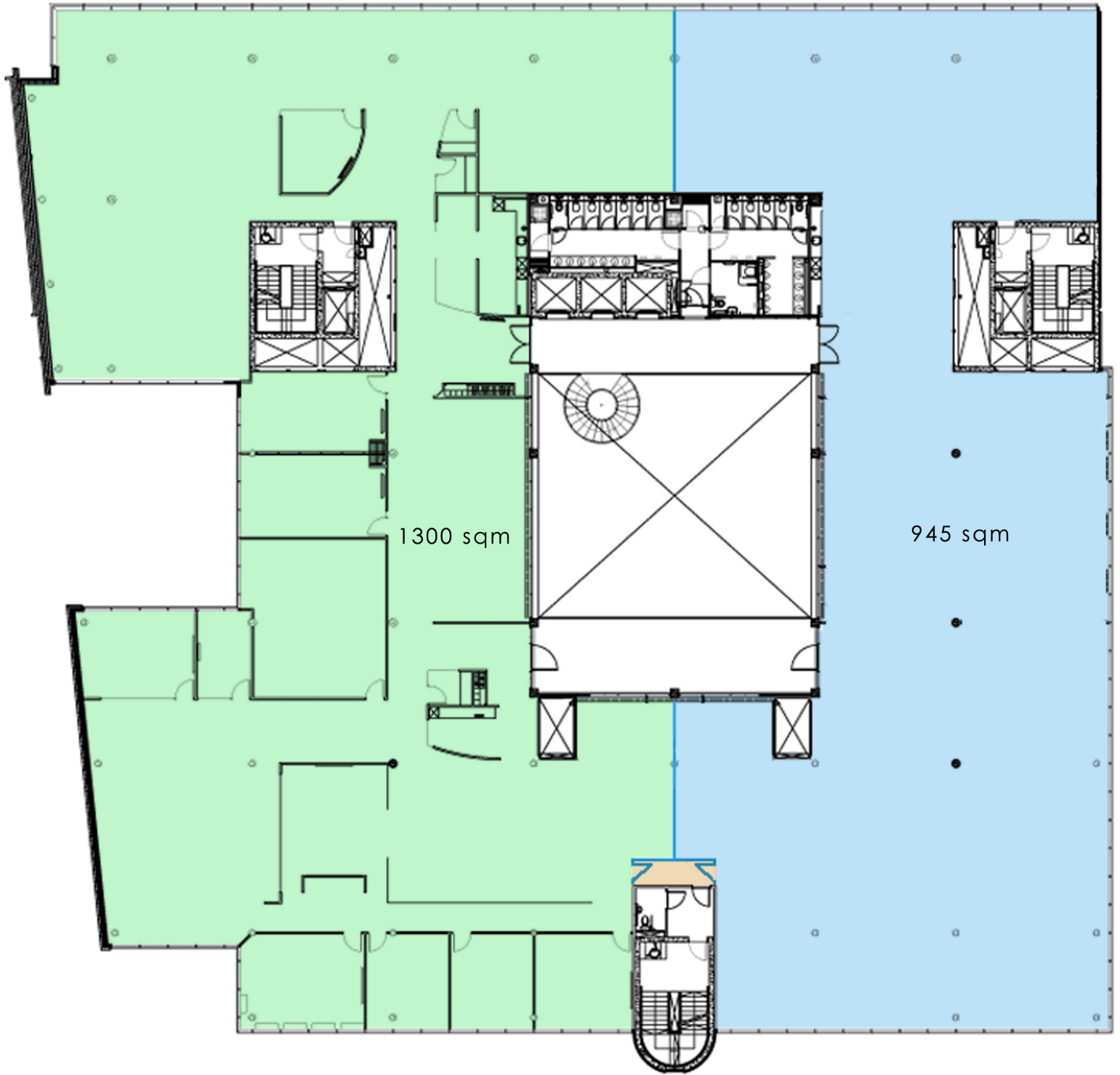


Second Floor Plan - Option 1
Not To Scale

Proposed New Office Unit
IQ Building, Justice Mill Lane, Aberdeen
November 2022



DAVIDSON SMITH
ARCHITECTS



Second Floor Plan - Option 2
Not To Scale

Proposed New Office Unit
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DAVIDSON SMITH
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