



SUITE TO BE FULLY
REFURBISHED

CAR PARKING

CITY CENTRE LOCATION



TO LET 2nd Floor, Bridge House

56-58 Bridge Street, Aberdeen, AB11 6JL | 194.6 sq.m (2,095 sq.ft)

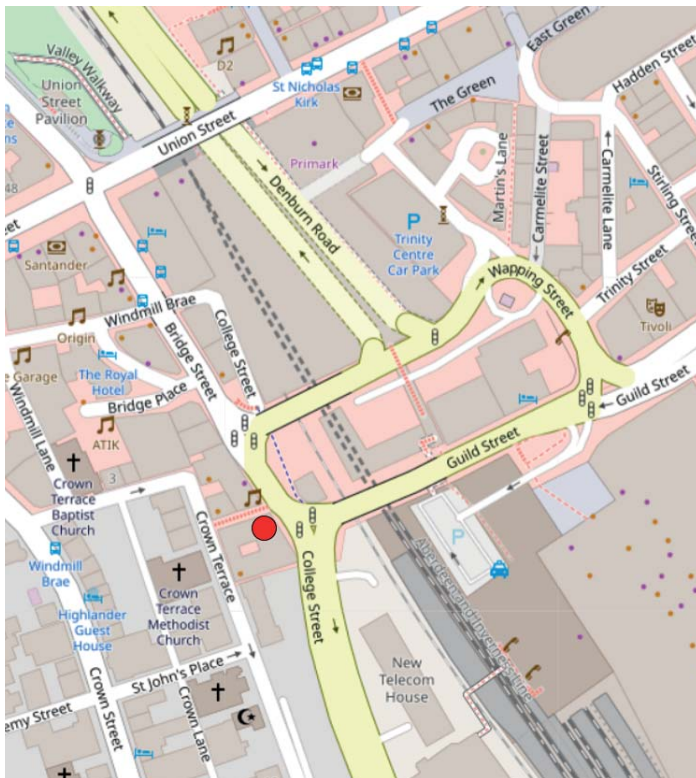
To request a viewing call us on 01224 572661

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LOCATION

Bridge House is situated on Bridge Street in the heart of the city centre with Union Square and Trinity Shopping Centres in very close proximity. The property's proximity to Union Street provides convenient access to local amenities and excellent transport links with Aberdeen Railway and Bus stations lying within less than a minutes walk.



DESCRIPTION

Bridge House comprises a 5 storey office building of traditional granite and slate construction. The property benefits from a 6 persons passenger lift with parking immediately off Bridge Street and further parking located on Crown Terrace.

2nd Floor

The suite is due to be refurbished and, on completion, will comprise:-

- Open plan office suite
- LED lighting
- Carpet flooring
- New tea prep / kitchen area
- New WCs installed

The suite also benefits from recently installed wooden sash and case windows and sufficient IT accessibility for users.

FLOOR AREA

The floor area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

2nd Floor	194.6 sq.m	2,095 sq.ft
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RENT

£25,000 per annum exc VAT.



RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £17,750.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

The suite is available immediately following completion of works on Full Repairing and Insuring terms.

SERVICE CHARGE

A service charge will be payable over the common areas. Further information can be provided.

EPC

The property will require to be assessed for rating purposes following completion of the refurbishment.

VAT

VAT is payable in addition to all monies due under the lease.

LEGAL COSTS

Each party will bear their own legal costs. The ingoing tenant will be responsible for any LBTT and Registration Dues.

ENTRY

On conclusion of legal missives.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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