



OPEN PLAN OFFICES WITH PARKING
FLEXIBLE LEASE TERMS & INCENTIVES AVAILABLE



TO LET
4th & 5th Floors, Ebury House

Dee Street, Aberdeen, AB11 6DR | 1,035 sq.m (11,141 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located within the heart of Aberdeen's city centre situated on the corner of Dee Street and Langstane Place.

The property lies just a short walking distance to excellent shopping and transport links:-

Union Street: 1 min
 Union Square: 5 min
 Bus Station: 7 min
 Rail Station: 5 min

The local surrounding area offers a wide selection of restaurants, bars, cafes and shops with the likes of Sainsbury's, Starbucks and Aberdeen's Music Hall close by.

DESCRIPTION

The property lies on a prominent corner location and comprises a 6 storey office building with parking.

Access is via a manned reception off Dee Street with 2 x 8-persons passenger lifts serving each floor.

The accommodation, over 4th & 5th floors comprises:-

- Mainly open plan offices
- LED lighting
- Perimeter trunking
- Newly refurbished DDA compliant WC's at each level
- Spectacular views over the City

There are 11 car parking spaces located at basement level.

FLOOR AREAS

The subjects have been measured in accordance with IPMS3:-

4th Floor	696.1 sq.m	7,493 sq.ft
5th Floor	338.9 sq.m	3,648 sq.ft
Total	1,035 sq.m	11,141 sq.ft
Limited Use Area	2.12 sq.m	23 sq.ft

RENT

Price on application.

RATEABLE VALUE

The suites form part of the whole building which is entered in the valuation roll under one entry. Upon occupation, the suites will require to be assessed.

RATES DETAIL

The rates are currently under appeal however, any ingoing occupier would still have the right to appeal the Rateable Value. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk



LEASE TERMS

The property is offered on a To Let basis on Full Repairing and Insuring terms for a negotiable term. Attractive incentive packages available.

EPC

4th Floor: D46

5th Floor: D59

Copies available on request.

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

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



VIEWING & OFFERS

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

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