



GRADE A OFFICE ACCOMMODATION
IN THE HEART OF ABERDEEN CITY CENTRE WITH EXCELLENT PARKING



FG Burnett

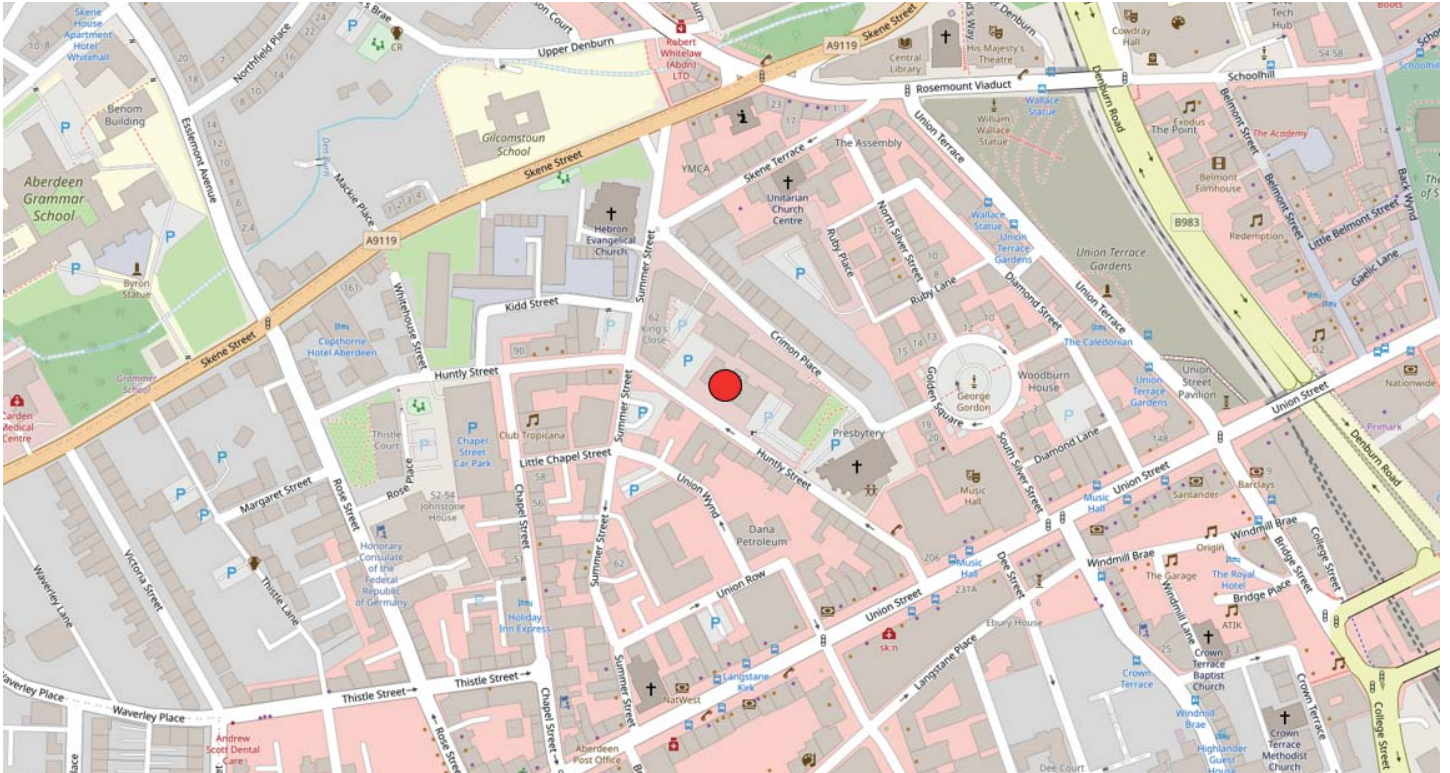


TO LET
Princewall House

50 Huntly Street, Aberdeen, AB10 1RS | From 424.0 sq.m (4,564 sq.ft) - 1,354.6 sq.m (14,581 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



GRADE A OFFICE ACCOMMODATION IN THE HEART OF ABERDEEN CITY CENTRE WITH EXCELLENT PARKING

LOCATION

Princewall House is located on the Eastern side of Huntly Street, in the heart of Aberdeen city centre, providing easy access to Union Street and the bus and rail stations. The exact location is shown on the plan above which has been provided for identification purposes only.

DESCRIPTION

Princewall House is an imposing and historic, traditional granite villa, constructed in 1841-43 and designed by John Smith – City Architect. The building is arranged over three levels, lower ground, ground and first floors. The building was comprehensively adapted in 2008 to provide modern open plan Grade A office accommodation, incorporating raised access floors and a modern VRV comfort cooling system.

The property is fully DDA compliant with disabled access by way of a metal ramp to the front of the premises. Disabled wc's are located throughout.

Lift access is provided to all floors, as are ladies and gents wc's with showers on lower ground and first floor levels.

A kitchen facility is located within the lower ground floor and tea prep areas on each floor.

A full refurbishment is programmed for Q3 2023 with entry by Q4 2023.

FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas derived:-

Lower Ground Floor	424.0 sq.m	4,564 sq.ft
Ground Floor	461.8 sq.m	4,971 sq.ft
First Floor	468.8 sq.m	5,046 sq.ft
Total	1,354.6 sq.m	14,581 sq.ft

CAR PARKING

There is a car park to the front and side of the property with 'secure' barrier entry. 30 car parking spaces are provided equating to a ratio of 1:486 sq.ft.

LEASE TERMS

It is the landlord's preference to lease the building as a whole to a single party, however consideration will be given to leasing on a floor by floor basis or combination of same.

Terms are available on request.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £242,000.

RATES DETAIL

Any incoming 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

EPC

D56.

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.

AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming tenant and will seek identification information at the appropriate time.

ENTRY

Q4 2023 on completion of legal documentation.



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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

VIEWING & OFFERS

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



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