

To Let

Aberdeen Business Centre, Willowbank Road

SERVICED OFFICE ACCOMODATION IDEALLY
SITUATED IN CENTRAL ABERDEEN



Corporate Landlord,
Resources,
Aberdeen City Council,
Business Hub 10
Second Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

Tel 01224 523064
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

- Suitable for new or small businesses
- Monthly lets at all-inclusive rents offered
- Ideal location



www.aberdeencity.gov.uk



LOCATION

Aberdeen is Scotland's third largest city with a population of 235,000 and is the business, retail, administrative and healthcare centre for the North East of Scotland. Aberdeen Business Centre is ideally situated in Central Aberdeen, just a few minutes' walk from Union Street, the City's main thoroughfare and commercial centre. The location also allows easy access to all major traffic routes within the City.

DESCRIPTION

A prestigious building of Aberdeen granite, Aberdeen Business Centre is set in a commanding position within its own landscape grounds, which also provide ample on site car parking. The Centre has been refurbished to provide a good standard of office accommodation with a full range of modern office services and facilities. The accommodation is suitable for new or small businesses or those from outside the City seeking to establish themselves in Aberdeen. Our flexible lease terms and all-inclusive rent allows tenants to concentrate on their business in an excellent working environment.

EPC

The building has an EPC rating of E.

ACCOMMODATION

Accommodation	Size (Sqm)	Rent (per month)
Office 1	15.42	£620
Office 2	15.61	£650
Office 5	14.86	£640
Office 11	25.73	£950
Office 12	35.49	£1200
Office 16	10.22	£400
Office 17	10.22	£620
Office 18	11.06	£420

The net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

SERVICES

The all-inclusive rent covers:-

Rent and Rates, Repairs, Maintenance and Cleaning, Heating, Lighting, Furniture,

Private Telephone Line Rental, Use of Canteen and Refreshment Facilities.

LEASE TERMS

Monthly lease terms available

VAT

The Council has, for the moment, not elected to charge VAT on the rent payable under any lease, but will retain the option to do so.

LEGAL COSTS

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

ENTRY

On conclusion of Missives.

VIEWING

To view the property or for further information please do not hesitate to contact:

Richard Wood
E-mail: wood@aberdeencity.gov.uk
Direct Line: 01224 523582

DECEMBER 2018

Terms and Conditions:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatsoever in relation to this property.
3. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Property Estates, Corporate Landlord, as noted.
- The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered. The Council is not obliged to accept the highest or any offer.
- The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.
- Follow the links to find out how Aberdeen City Council use your information: Your data: general commercial property enquiries and Your data: specific commercial property enquiries.