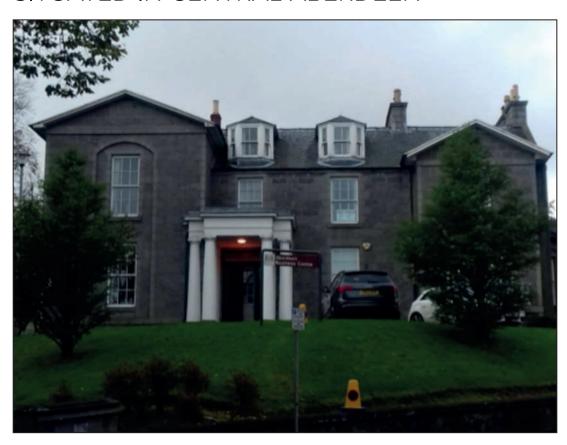
To Let

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





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 allinclusive rent allows tenants to concentrate on their business in an excellent working environment.

EPC

The building has an EPC rating of E.

ACCOMODATION

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:

form part of any contract.

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

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

2. No person in the employment of

Aberdeen City Council has authority

to make or give any representation

or warranty whatsoever in relation to

3. 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.

4. 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

The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.

correctness of each of them:

this property.

or any offer.

dimensions,

descriptions.