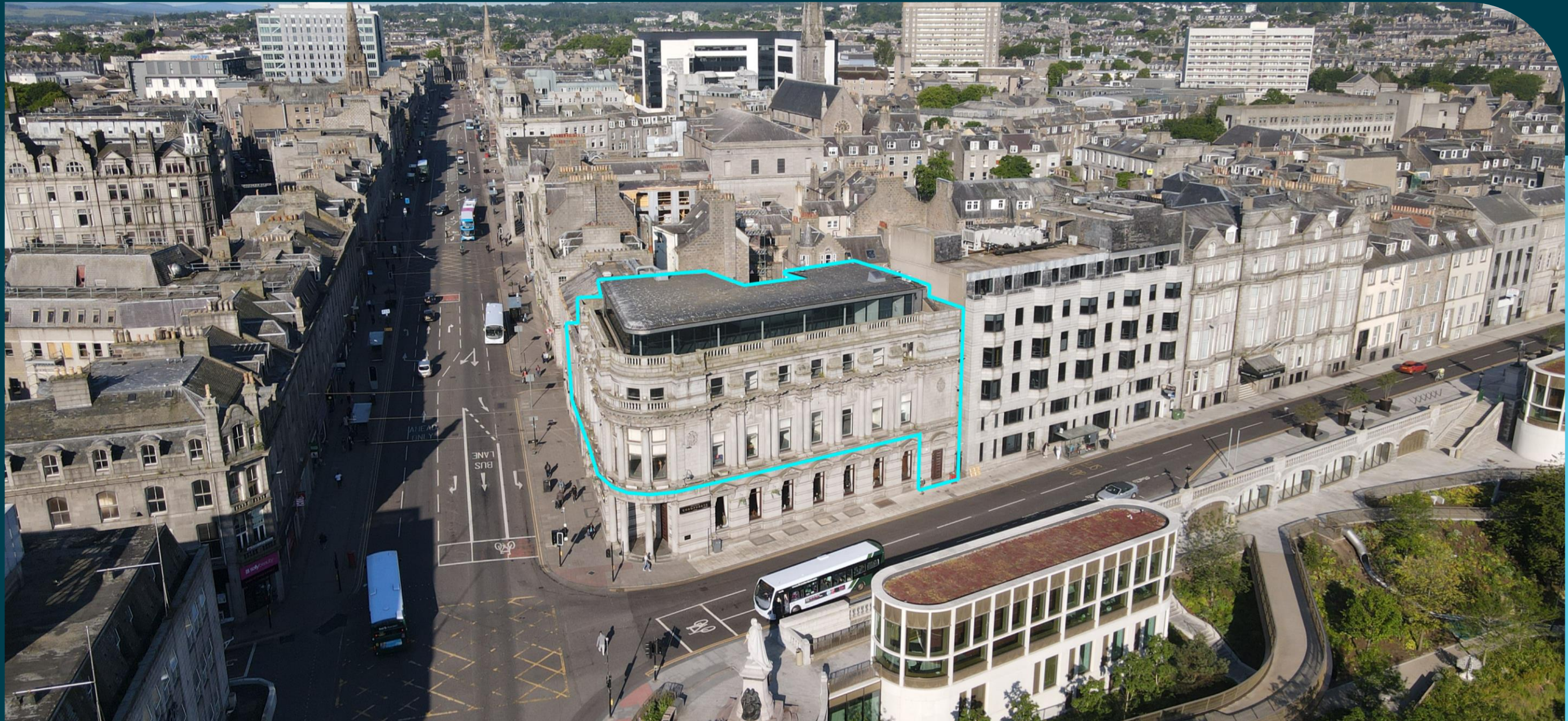


OFFICE TO LET



The Monkey House, Union Terrace

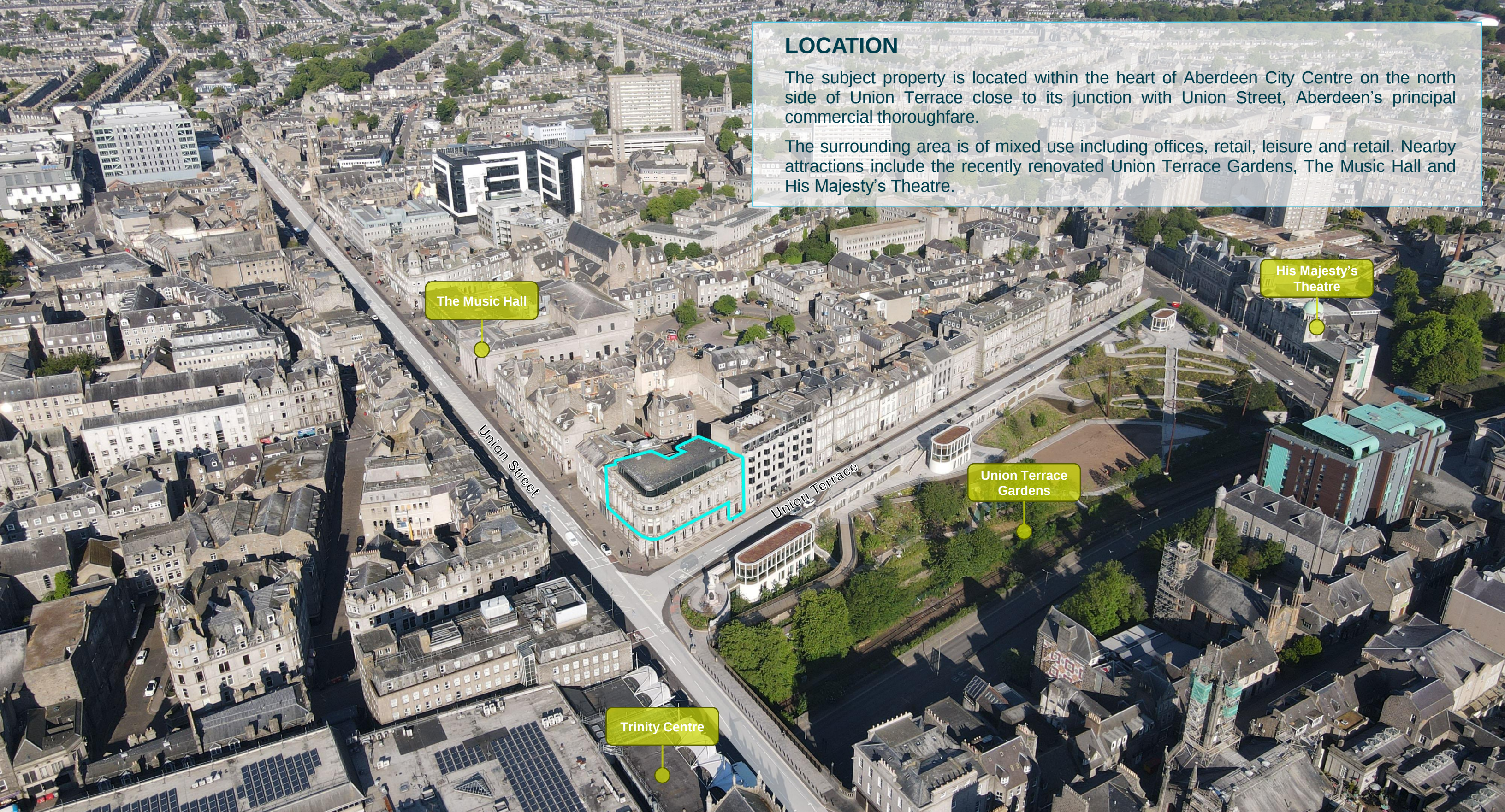


1 Union Terrace, Aberdeen, AB10 1NJ
279.6 – 946.70 SQ M (3,009 – 10,190 SQ FT)

LOCATION

The subject property is located within the heart of Aberdeen City Centre on the north side of Union Terrace close to its junction with Union Street, Aberdeen's principal commercial thoroughfare.

The surrounding area is of mixed use including offices, retail, leisure and retail. Nearby attractions include the recently renovated Union Terrace Gardens, The Music Hall and His Majesty's Theatre.



DESCRIPTION

The subjects comprise a high-profile substantial corner terraced Category Grade A listed building. The building has recently been sympathetically redeveloped comprising of 3 floors of high-quality office space with separate bar/restaurant at ground and basement floors.

The original building is of traditional granite construction with an iconic curved corner that benefits from ornate stonework and granite columns. The new extension is of steel framed construction largely clad to the front elevations in aluminium and double-glazed curtain walling. Access to the office is via a glazed entrance door located off Union Terrace.

Internally the offices benefit from the following modern specification:

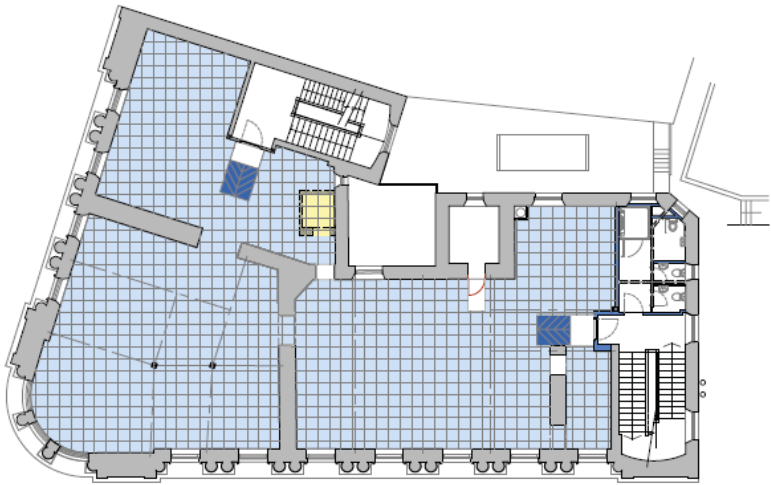
- Raised Access Flooring
- Mixture of carpet and vinyl floor coverings
- Suspended ceiling tiles with fluorescent strip lighting
- Cat 6 Data Cabling
- Mixture of open plan and cellular accommodation
- Upper floor balcony with views over Union Terrace Gardens

ACCOMODATION

The premises extend to the following approximate net internal floor areas:

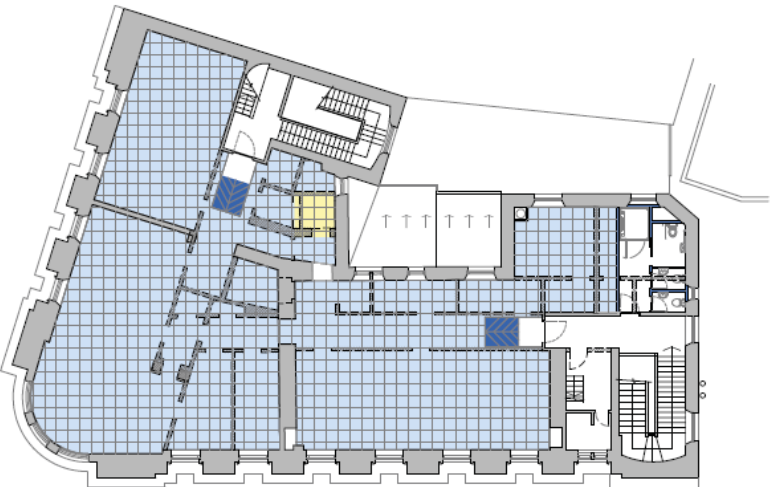
	Sq M	Sq Ft
First Floor	354.2	3,813
Second Floor	312.9	3,368
Third Floor	279.6	3,009
TOTAL	946.7	10,190

The building is available on a floor-by-floor basis.



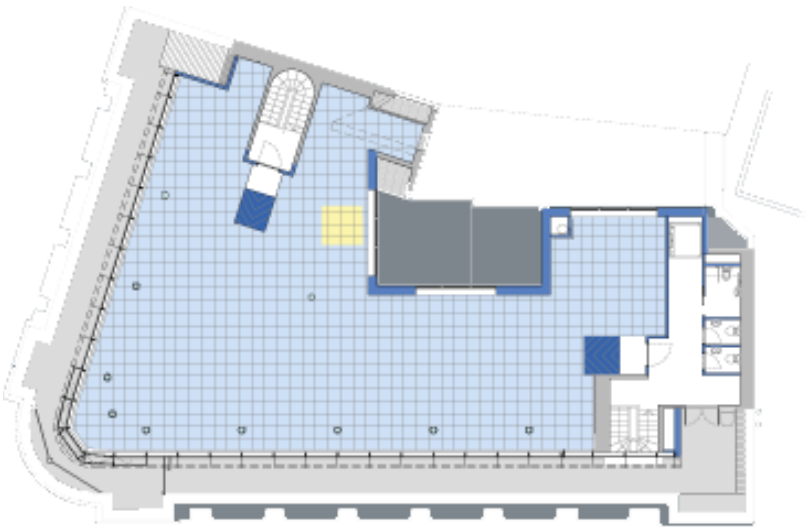
First Floor

354.2 SQ M (3,813 SQ FT)



Second Floor

312.9 SQ M (3,368 SQ FT)



Third Floor

279.6 SQ M (3,009 SQ FT)

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease for a period to be agreed and incorporating upward only rent reviews.

RENTAL

£12 per sq ft

RATEABLE VALUE

The property is currently entered as three separate entries from 1 April 2023 as follows:

	Rateable Value	Rates Payable
First Floor	£49,500	£24,651
Second Floor	£44,750	£22,286
Third Floor	£43,250	£21,539
TOTAL	£137,500	£68,476

Rates relief may be available through the fresh start rates relief. Further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues in the normal manner



VIEWING & FURTHER INFORMATION



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September 2023