



# JOHNSTONE HOUSE

52/54 ROSE STREET  
ABERDEEN  
AB10 1UD

**TO LET:  
MODERN OPEN PLAN  
OFFICE SUITES  
WITH CAR PARKING**

Suites from 1,895 sq.ft to 10,400 sq.ft



# JOHNSTONE HOUSE

52/54 ROSE STREET, ABERDEEN, AB10 1UD

## Location

The property is situated on the east side of Rose Street, between its junctions with Skene Street and Thistle Street, only 200 metres from Union Street, Aberdeen's main commercial thoroughfare and in close proximity to Holburn Street, which is the principal route out of the city centre to the south. It also connects with South Anderson Drive, Aberdeen's inner ring road and thereby to all major routes north, south and west out of the city. The main bus and train stations are less than a 10 minute walk away.

Occupiers within the building include: Ledingham Chalmers, Arnlea Systems, FRP Advisory and Sword IT Solutions. Nearby occupiers include Dana Petroleum, Burness Paull, Xodus Group, Harbour Energy, Dentons and PWC. An Express Holiday Inn and a Copthorne Hotel are both located nearby by on Chapel Street and Huntly Street respectively. The Aberdeen City Council's Chapel Street Car Park is situated directly behind the subjects with capacity for extra car parking.

The exact location of Johnstone House can be seen on the adjacent plan.

## Description

Johnstone House comprises a substantial five storey multi let modern office building. The building is predominantly L-shaped with two further wings, constructed off the north and south sides of the building. Part of the upper floors of the rear wings are supported on columns and overhanging the ground level car parking / access.

The building has been extensively refurbished and provides an attractive working environment. It is accessed from Rose Street where a large hallway leads to the communal reception. The reception is manned during working hours and a swipe card system affords 24 hour access. Shared meeting facilities are also provided off the reception area for occupiers of the building. Three passenger lifts serve the upper floors with ladies, gents and disabled toilet facilities on each level.



Level 1, Suite B

## Specification

The offices benefit from the following specification:

- Comfort Cooling
- Raised access flooring with floor boxes
- Mix of open plan and cellular offices
- Acoustic suspended ceiling with a mix of recessed Cat 2 and LG7 style lighting
- Car parking ratio of 1:1,278 sq.ft
- Shared meeting room facilities

## Floor Areas

Approximate area measured on a NIA basis:

| FLOOR             | SQ.M   | SQ.FT  |
|-------------------|--------|--------|
| Level 1, Suite A  | 965.51 | 10,400 |
| Level 1, Suite B  | 171.20 | 1,895  |
| Level 2, Suite A2 | 488.21 | 5,200  |

Level 1, Suite A has the potential to be split into two self-contained suites from approximately 2,650 sq.ft. Further details available upon request.

Shared meeting room



Level 2, Suite A2



1,895 sq.ft - 10,400 sq.ft



## LEASE TERMS

Flexible short term lease lengths from six months upwards. All inclusive fixed cost packages are available, to include rent, rates, insurance and service charge. Further details on request.

## SERVICE CHARGE

There will be a service charge payment for the upkeep and maintenance of the common and external areas of the building. Further details are available upon request.

## RATEABLE VALUE

Level 1, Suite A = £216,000

Level 1, Suite B = £39,000

Level 2, Suite A2 = £111,000

Car Parking = £1,000 per space.

Any incoming occupier will have the opportunity to appeal these figures.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D+.

A copy of the EPC Report can be made available upon request.

## APPOINTMENT OF ADMINISTRATORS

James Bernard Stephen and Sarah Megan Rayment c/o BDO LLP, 55 Baker Street, London, W1U 7EU were appointed Joint Administrators of Johnstone House Properties Limited (the Lessor)

on 10 March 2020. The affairs, business and property of the Lessor are being managed by the Joint Administrators who act as agents of the Lessor and without personal liability.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party shall be responsible for their own legal costs with the ingoing tenant also being responsible for any LBTT and Registration Dues.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the joint marketing agents.



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