



HIGH SPEC OFFICE PAVILION  
WITH DEDICATED CAR PARKING



FOR SALE / TO LET

Unit 20, Twin Spires Business Centre

Mugiemoss Road, Aberdeen, AB21 9BG | 571.5 sq.m (6,153 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



**LOCATION**

The available accommodation is situated on Twin Spires Business Park, an attractive development of 8 modern office pavilions completed approximately 13 years ago by Business Home Cala.

Twin Spires Business Park is located approximately 3 miles north of Aberdeen City Centre on the south side of Mugiemoss Road. By virtue of its location, the Business Park benefits from easy access to the north via the A90 or west via the A96. The Aberdeen Western Peripheral Route is located approximately 2 miles to the west providing rapid transport links to the north, south and west of the City.

The surrounding area is of mixed use with office, industrial and residential occupiers in close proximity. Commercial occupiers include Magma Products, John Crane and Police Scotland.

**DESCRIPTION**

The available accommodation comprises a modern two storey detached office pavilion which is to undergo a full refurbishment to provide open plan office accommodation. The accommodation currently consists of a series of training rooms at first floor level and lab space at ground floor level.

The building benefits from a modern specification which includes:-

- Raised access floors
- Suspended ceilings with recessed Cat 2 lighting
- Fully integrated kitchen areas on each floor
- Passenger lift (DDA compliant)
- Comfort cooling throughout

<b>CAR PARKING</b>	There are 21 designated car parking spaces adjacent to the property.
<b>SERVICES</b>	Mains electricity, water and drainage are installed.
<b>PRICE/RENT</b>	Our client's preference is to sell their heritable interest in the property and offers in excess of £450,000 are sought. Alternatively, our clients may consider a medium to long term lease at a rent of £60,000 per annum. Any lease in excess of 5 years will incorporate periodic rent reviews every 5 years.
<b>RATEABLE VALUE</b>	£90,500.
<b>RATES DETAIL</b>	Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.
<b>EPC</b>	Copy available on request.
<b>VAT</b>	All figures quoted are exclusive of Value Added Tax.
<b>LEGAL COSTS</b>	Each party will be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.
<b>ENTRY</b>	On completion of legal formalities.
<b>VIEWING &amp; OFFERS</b>	All offers should be submitted in writing to the sole agent.
<b>FLOOR AREAS</b>	The accommodation was measured on inspection and the following net internal areas derived in terms of the RICS Code of Measuring Practice (6th Edition):-
Ground Floor	285.7 sq.m   3,076 sq.ft
First Floor	285.8 sq.m   3,077 sq.ft
Total	571.5 sq.m   6,153 sq.ft

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