

To Let

**Aberdeen Business Centre, Willowbank Road
SERVICED OFFICE ACCOMODATION IDEALLY
SITUATED IN CENTRAL ABERDEEN**



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



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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.

ACCOMODATION

Various offices available from 1 person to 6 persons.

Rent on application.

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

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: rwood@aberdeencity.gov.uk

Direct Line: 01224 523582

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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.

1. 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;
2. 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. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope provided by the Property Estates Manager. 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.
4. 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](#).
5. 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