

To Let

Archibald Simpson House 27-29 King Street

Office Accomodation Ideally Situated In
Central Aberdeen



Communities, Housing
and Infrastructure
Aberdeen City Council
Business Hub 10
2nd Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

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- Suitable for new or small businesses
- Various sized suites available
- Flexible lease terms
- Incentives available



ABERDEEN
CITY COUNCIL

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LOCATION

Aberdeen is Scotland's third largest city with a population of roughly 236,000 while being the business, retail, administrative and healthcare Centre for the North East of Scotland.

Archibald Simpson House business Centre is located on King Street close to the junction with West North Street and just a few minutes' walk from Union Street, the City's main thoroughfare and commercial Centre. In addition, the subjects are in close proximity to the modern office and leisure development of Marischal Square. The location also allows easy access to all major public transport routes within the City.

DESCRIPTION

The subjects comprise of a prestigious Grade A listed building of Aberdeen granite under a pitched and slated roof accessed from King Street. The subjects are arranged over lower ground, ground and first floor. Internally, the subjects are laid out in a traditional cellular format with suites available on ground and first floor. The majority of the suites benefit from suspended ceilings which incorporates a mixture of wall mounted and suspended light fittings. Each floor provides W.C. facilities with communal tea making facilities located on the ground floor. Storage space is provided on the lower ground floor. A part refurbishment of the common areas is proposed with details available to interested parties. The accommodation is considered suitable for office use by new or small businesses or those from outside the City seeking to establish themselves in Aberdeen.

ACCOMODATION

Currently there are 15 suites available varying in size from 23 Sq m (249 sqft) to 76 sqm (814 sqft) spread over ground and first floors.

The foregoing areas have been calculated on an IPMS3 – office basis in accordance with the RICS Property Measurement 1st Edition.



CAR PARKING

Onsite parking spaces are currently available.

RENT

On application.

LEASE TERMS

The subjects are offered on Internal Repairing and Insuring terms for a period to be agreed subject to a service charge for the maintenance and upkeep of the common areas.

Any medium to long terms lease shall be subject to upward only rent review provisions. Landlord incentives are available subject to negotiation.

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.

EPC

The subjects have an Energy Performance Certificate rating of G

ENTRY

On conclusion of Legal 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

February 2018

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.

- 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;
- No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatever in relation to this property.
- 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 Land & Property Assets, Asset Management, as noted.
- 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 or any offer
- The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.