

Office

Location: <https://maps.app.goo.gl/iq3ZuLgsiFpPamhF6>

Third Floor: https://youtu.be/gD2Y_fZNI8o?si=X7xxSP72-KYZTi_2
Fourth Floor: https://youtu.be/Cc46BtqjJ00?si=cQBCLdPvp_KoSWzt



142 Sinclair Road
Aberdeen
AB11 9PR

168.00 sqm
(1,808 sq ft) to
342.96 sqm
(3,602 sq ft)

Property Details

- Open plan office accommodation with excellent parking provision
- Strategic position overlooking the Port of Aberdeen
- Fully furnished 'Plug & Play' opportunity available
- Flexible lease terms available

LOCATION

The property occupies a prominent position overlooking the Port of Aberdeen, situated on Sinclair Road, between its junctions with Baxter Street and Mansfield Road.

Surrounding occupiers are predominantly commercial, with notable neighbours including: Subsea Pressure Controls, Peterson Ltd, The Scottish Environment Protection Agency (SEPA).

DESCRIPTION

The accommodation comprises of two open-plan office suites, located on the third and fourth floors of a modern, multi-tenanted building.

The property is ready for immediate occupation and offers the following specification:

- Open plan layout with dedicated offices and boardrooms
- High levels of natural light, enhanced by LED lighting
- Dedicated private W.C. facilities and tea prep areas
- Electronic entrance system and communal access
- Secure on-site car parking

DM HALL



Regulated by
RICS

ACCOMMODATION

Floor	Area (sq m)	Area (sq ft)
Third Floor	169.00	1,808
Fourth Floor	173.96	1,873
Total	342.96	3,602

SERVICES

The property is connected to mains water and electricity, with drainage to the public sewer.

ENERGY PERFORMANCE

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Full EPC documentation available upon request.

LEASE TERMS

Available on flexible internal repairing and insuring (IRI) lease terms.

'PLUG & PLAY' OPTION

The suites can be available on a 'Plug & Play', fully furnished and decorated basis.

An additional cost applies for this service, further details are available on request.

RENT

Third Floor	£21,500 per annum
Fourth Floor	£22,500 per annum

NON-DOMESTIC BUSINESS RATES

The suites currently form part of a larger assessment. The Landlord will be responsible for payment of all local authority business rates, with the associated cost recoverable from the Tenant on a proportionate basis, relative to the suite's floor area as a percentage of the overall property.

SERVICE CHARGE

A proportionate service charge will apply for the upkeep and maintenance of common areas.

UTILITIES

The Landlord will be responsible for payment of all local authority business rates, with the associated cost recoverable from the Tenant on a proportionate basis, relative to the suite's floor area as a percentage of the overall property.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party will bear their own legal costs.

The ingoing tenant will be responsible for any LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under current regulations, DM Hall is legally required to complete AML due diligence on prospective tenants.

Proof of identity, residence, and funding will be required before any transaction can proceed.

Make an enquiry

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DM Hall Commercial Department

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