

To Let

5th and 6th Floor, St Magnus House

21 Guild Street, Aberdeen, AB11 6NJ

Modern Open Plan office suite(s), available on a furnished basis



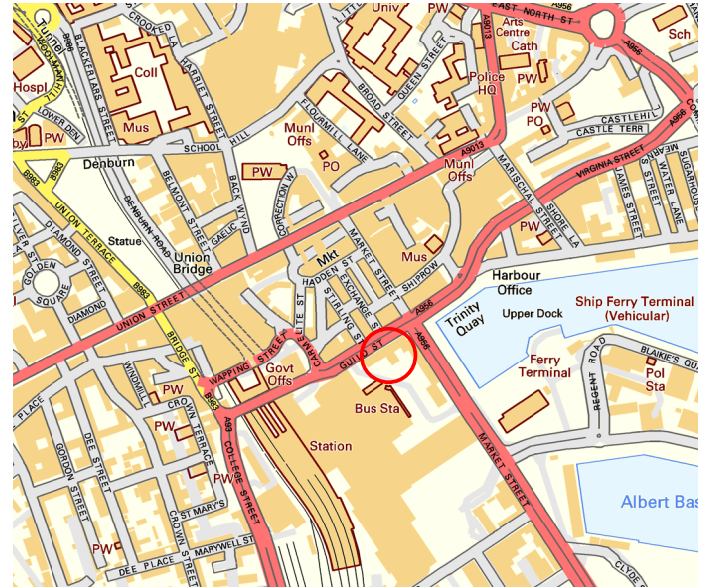
- Prominent City Centre Location
- Adjacent to Principal Rail and Bus Stations
- Flexible Lease Terms Available
- Up to 22 Parking Spaces
- Suites from 2,070 – 24,833 sq.ft

Savills Aberdeen
5 Queens Terrace
Aberdeen AB10 1XL

01224 971111

savills.co.uk





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Location & Description

St Magnus House is located on the South side of Guild Street, overlooking Aberdeen's busy commercial harbour, in the heart of the City Centre. The city's main commercial thoroughfare, Union Street, is within a two minute walk and Union Square Leisure and Shopping Centre and the principal bus and rail stations are immediately adjacent.

St Magnus House is a 7 storey office building, which was constructed in 1984 and extensively refurbished and reclad in 2000. The building is of concrete frame construction, with reinforced concrete suspended floors and benefits from a high quality entrance hall, with marble walls and granite floors.

The available accommodation comprises either the whole 5th floor or the entire top floor, which has been separated into three potentially self-contained wings. The space is predominately open plan in nature, and there is a modern specification to include; comfort cooling / heating system with ceiling mounted cassettes, raised access floors and suspended ceilings, Category II lighting, a commissionaire manned reception area, CCTV system (for building), 3No 10 person passenger lifts (fully DDA compliant) and male, female and disabled toilets on each floor. Car parking is provided in the Ground Floor of the building.

The space can be leased on a furnished basis, subject to negotiation.

Floor Areas

The accommodation was measured on inspection, and the following Net Internal Areas derived;

	Sq m	Sq ft
6th Floor (Top)		
South Suite	192.3	2,070
West Suite	351.7	3,784
East Suite	480.0	5,166
6th Floor Total	1,024.0	11,022
5th Floor		
5th Floor Total	1,283.1	13,811
5th & 6th Floor Total	2,307.1	24,833

Car Parking

There are 10 on-site car parking spaces allocated to the sixth floor and 12 spaces allocated to the fifth floor. Should the accommodation be leased in part, these spaces will be allocated on a pro-rata basis.

Lease Terms

Our client is seeking to sub-lease the accommodation (either as a whole, or on a suite by suite basis) on Full Repairing and Insuring lease terms for a negotiable duration. The maximum duration of any sublease would be until May 2020, to tie in with expiry of the head lease.

Rent

On application. A rent inclusive of rent, rates, utilities, service charge and other running costs will be quoted by our client.

Service Charge

Included within the rent, to cover the maintenance, repair, servicing and management of the common internal and external parts of the building and the development.

Rateable Value

The entire 6th floor is contained in the current Valuation Roll with a Rateable Value of £198,000, effective from 1 April 2010. The 5th floor has a Rateable Value of £231,325 as part of a larger entry in the Valuation Roll. If the accommodation is split, then the entry will also require to be split.

EPC

The building benefits from an EPC rating of C.

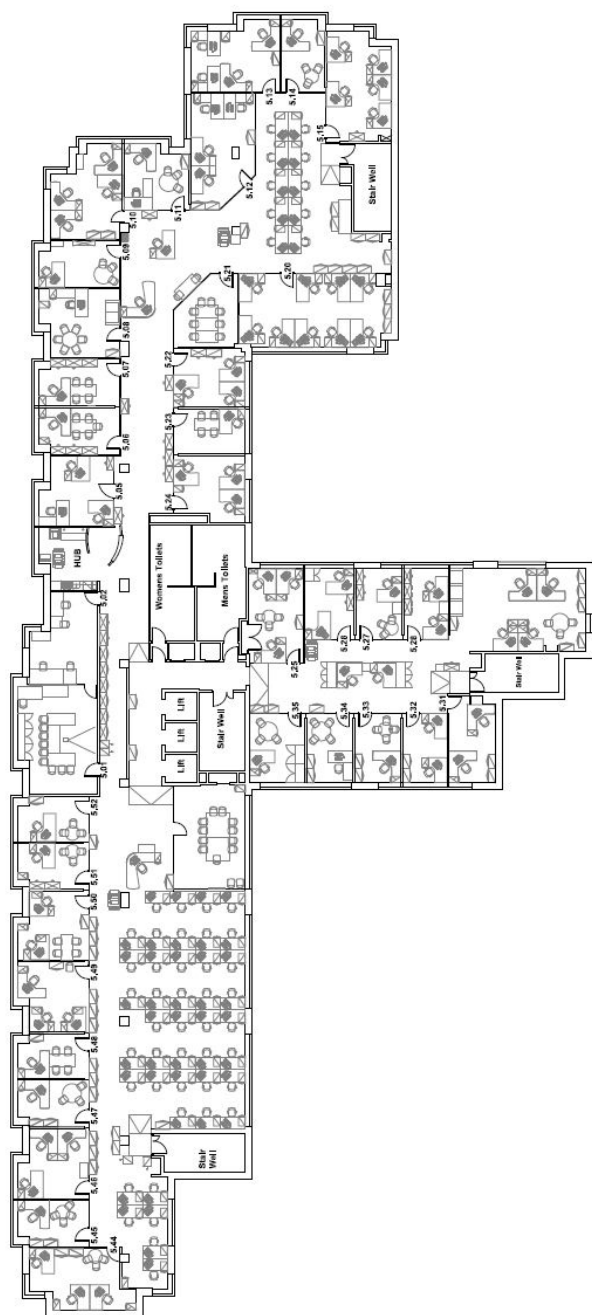
VAT

VAT will be payable at the standard rate.

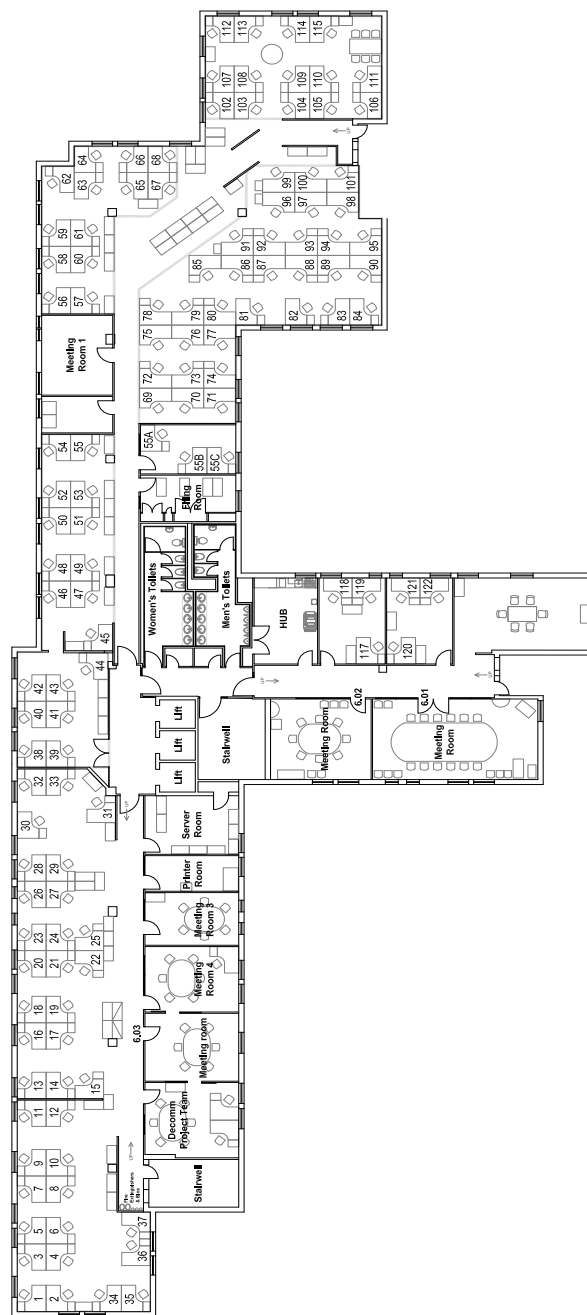
Legal Costs

Each party will bear their own legal costs associated with the documentation of any transaction. Any incoming tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

5th Floor



6th Floor



Viewing & Offers

Viewing is strictly by arrangement with the sole agents to whom all offers should be submitted in Scottish legal form.

Dan Smith
dan.smith@savills.com
01224 971134

Simpson Buglass
sbuglass@savills.com
01224 971133

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