

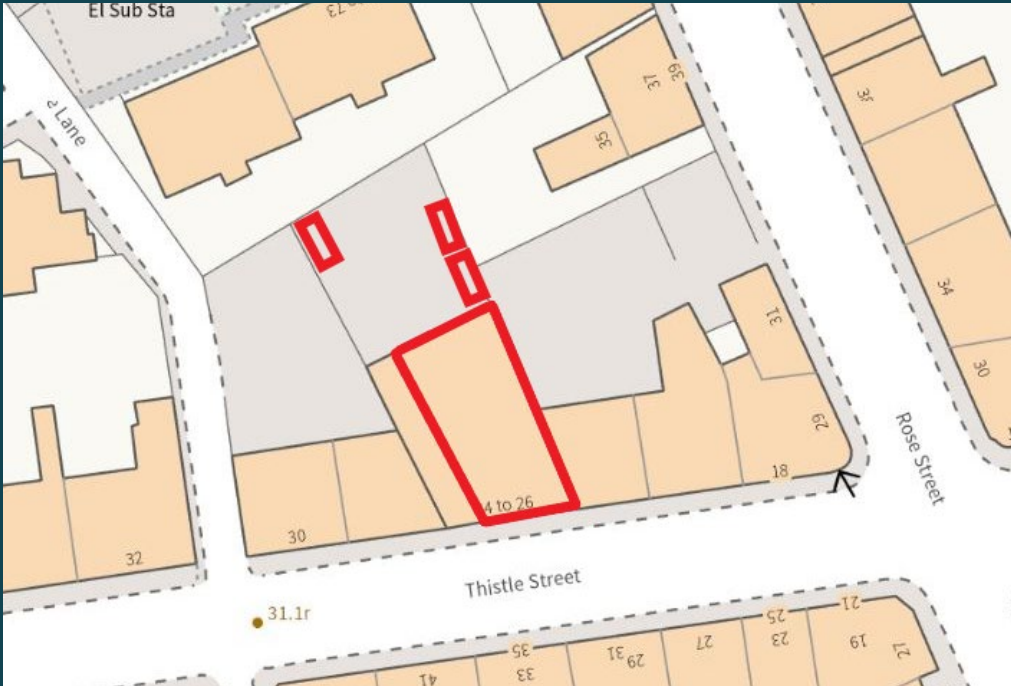
OFFICE

**2nd Floor Suite,
Thistle House,
24 Thistle Street,
Aberdeen,
AB10 1XD**

- Well-presented second floor office suite
- Located within the heart of Aberdeen's West End office district
- Flexible lease terms available
- Eligible for Non-domestic Business Rates Relief through Small Business Bonus Scheme relief
- Rent: £20,000 per annum
- Three dedicated on-site car parking space

**157.26 SQM
(1,683 SQ FT)**





Property Details

LOCATION

Thistle Street is an established mixed commercial street within Aberdeen City Centre, situated at the fringe of the traditional West End office district. The location benefits from a vibrant business environment, with a mix of professional office occupiers alongside boutique retail units, cafés and restaurants.

The area also benefits from excellent connectivity to Union Street, public transport links and nearby public parking facilities.

 [Map Link](#)

DESCRIPTION

The property comprises a second floor office suite within a larger multi-let office building. The suite provides predominantly open-plan accommodation, offering flexible workspace suitable for a variety of occupiers.

Specification includes:

- Good levels of natural light
- LED lighting
- Suspended heating and cooling system
- Perimeter trunking
- Kitchen / staff welfare facilities

The property also benefits from three dedicated car parking spaces located to the rear of the building.

USE

Historically the property has been used as an office and is well suited to continue in this use or any other use falling within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Alternative uses may be considered, subject to Local Authority consent.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Second Floor	157.26 sqm	(1,683 sq ft)
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SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate (2026/2027)	Estimated Rates Payable
2nd Floor, 24 Thistle Street	£16,000	£0.481	£7,696*

*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

Subject to meeting the relevant criteria, the property may be eligible for rates relief under the Small Business Bonus Scheme, which can provide up to 100% relief in certain circumstances. Interested parties should make their own enquiries with the local authority to confirm eligibility.

Water and wastewater charges are payable in addition.

RENT

£20,000 per annum.

SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

Further information is available on request.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing Tenant will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

Make an enquiry

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