

TO LET

**Refurbished office suites
within imposing granite building**

Flexible workspace from 500 to 4,260 sq ft

**Knight
Frank**

FG B



50 Huntly Street

Aberdeen AB10 1RS

ON BEHALF OF:



S R E 

Key points

- **Refurbished Grade A accommodation.**
- **Flexible workspace from 500 sq ft to 4,260 sq ft.**
- **All-inclusive rents and flexible lease terms available.**
- **Central location with excellent car parking.**
- **Secure entry system and refurbished common areas.**

Accommodation

Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Suite	Sq ft	Sq m
Lower Ground Floor	Suite 1	1,456	135.27
	Suite 2	500	46.45
	Suite 3	1,605	149.11
	Suite 4	699	64.94
Ground Floor	Suite 5		
	West		
	East		
First Floor	Whole		
Total (remaining)		4,260	395.77

Description

50 Huntly Street is an imposing and historic, traditional granite villa, constructed in the mid 1900s and designed by John Smith – City Architect. The building is arranged over three levels, lower ground, ground and first floors and is currently being refurbished to provide modern open plan office accommodation, with a range of suite sizes available.

The property benefits from the following:

- Fully DDA compliant with ramp access to the front of the premises
- Accessible WCs located throughout
- Lift access is provided to all floors
- Ladies and gents WCs with showers on lower ground and first floor levels
- Secure Paxton Access System
- Refurbished Entrance Hall/Reception

Offer

The property has undergone a comprehensive refurbishment to include:-

- Full overhaul / replacement of HVAC system
- New floor coverings
- Full redecoration
- New LED light fitments

The refurbished space can be offered as Cat A or alternatively the landlord can work with an occupier to deliver a Cat B turnkey fit out and / or plug and play option. The remaining accommodation provides an executive suite on the ground floor; and whole of the lower ground floor which offers a flexible working environment with an excellent level of natural daylight.

Any occupier taking the lower ground floor will be offered an attractive meet and greet area on the ground floor next to the main door.

Car Parking

Eight car parking spaces are provided for the remaining space.

Property Images



Ground Floor – Suite 5



Ground Floor – Communal entrance and breakout space



Lower Ground Floor – Suite 3



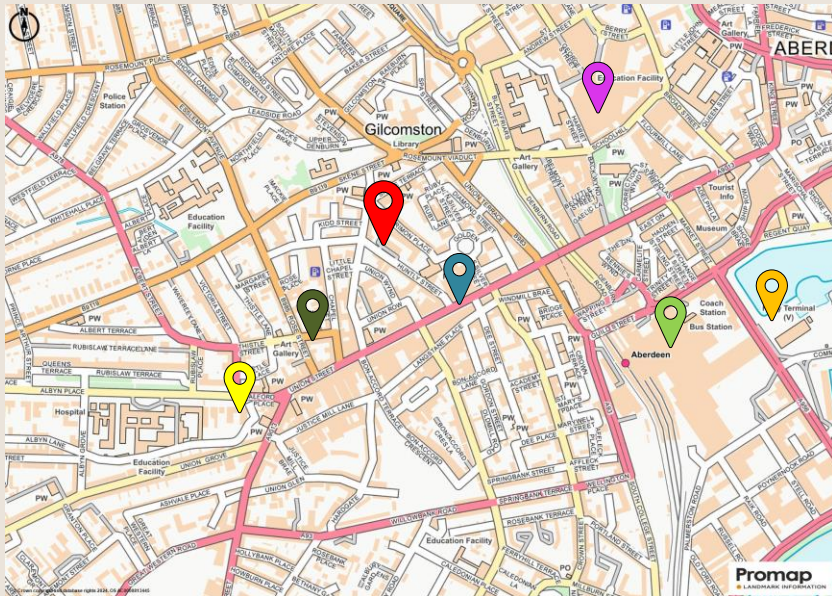
Illustrative image showing kitchen / breakout finishes








Location

50 Huntly Street is located only a one-minute walk to Union Street, the heart of Aberdeen city centre, and provides easy access to the bus and rail stations.

There are a variety of restaurants and cafes within the immediate vicinity. Surrounding occupiers include FRP Advisory, Dana Petroleum and the Procurator Fiscal's Office.

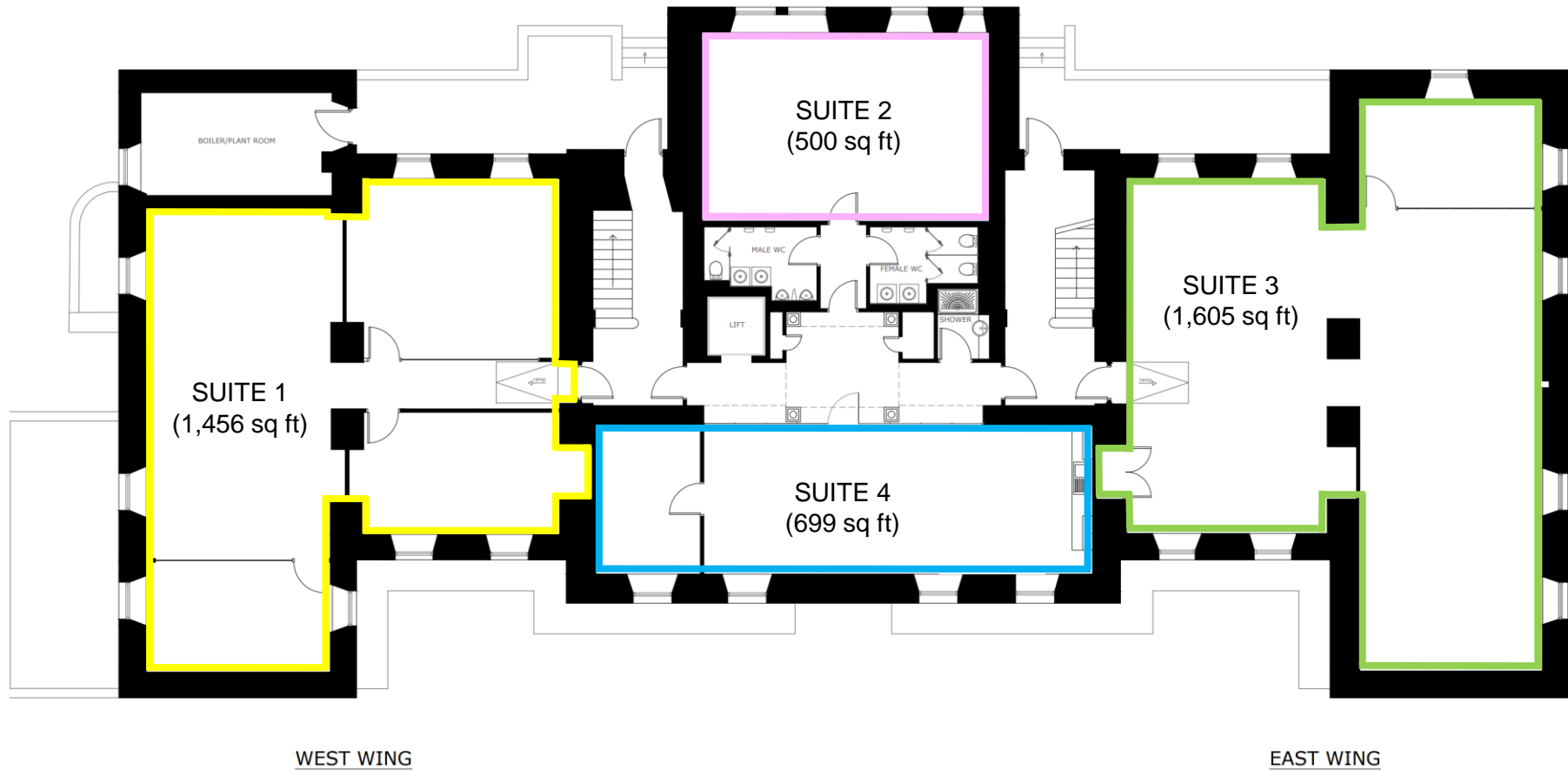
The exact location can be seen on the plan below:



-  50 Huntly Street
-  West End
-  Union Street
-  Union Square, Train and Bus Stations
-  Bon Accord Centre
-  Aberdeen Harbour
-  Local cafes and restaurants

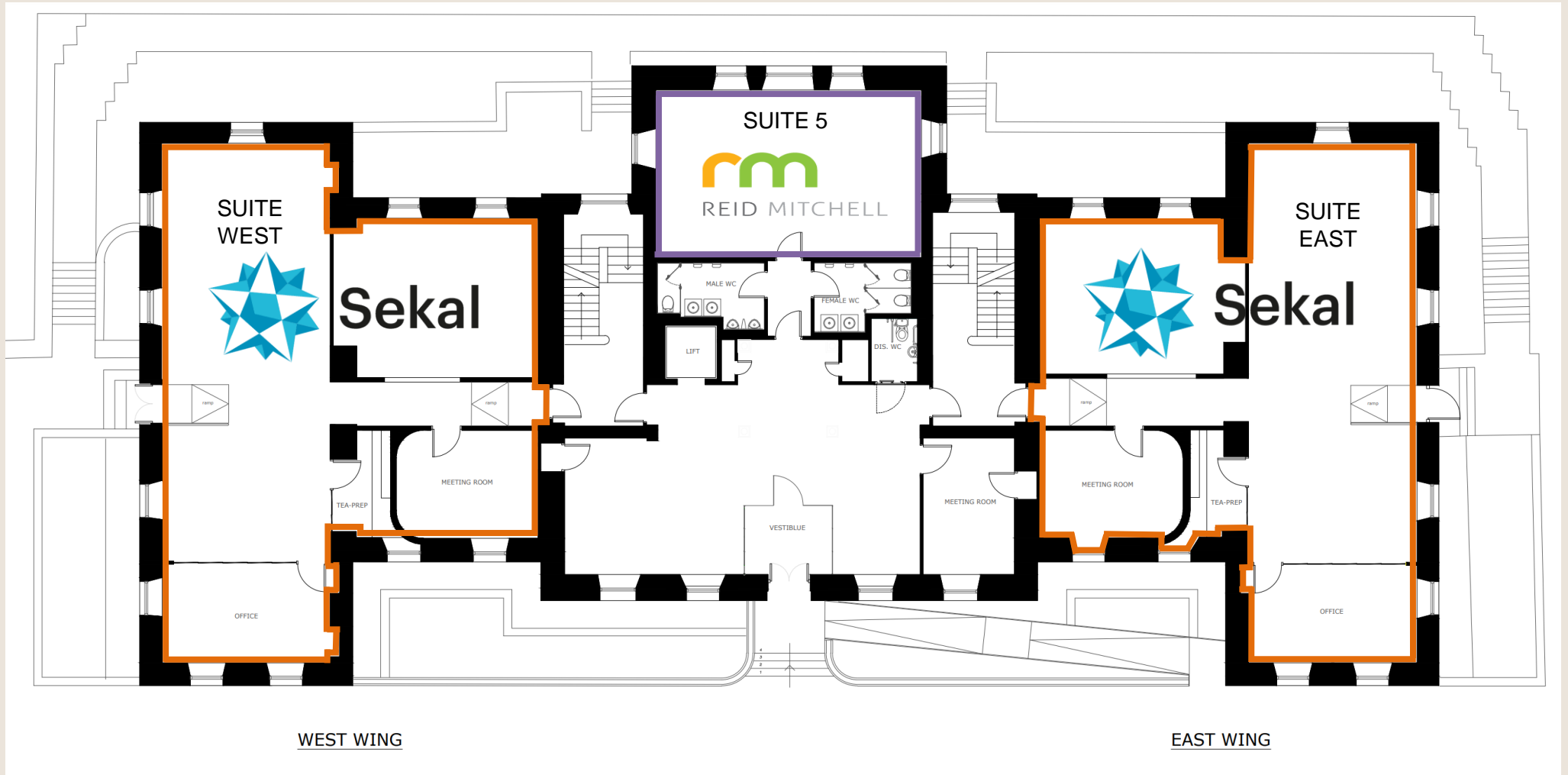


Floor Plan



LOWER GROUND FLOOR – INDICATIVE FLOOR PLAN

Floor Plan



GROUND FLOOR – INDICATIVE FLOOR PLAN

Rent

Base rent: £17.50

All-inclusive rent: £32.50 per sq ft. The all-inclusive rental includes rent, service charge, utilities and dilapidations. By virtue of their occupation, the tenants are responsible for business rates, water charges and insurance costs.

EPC

A new EPC will be instructed on completion of the refurbishment works. Full documentation will be available in due course.

Lease Terms

It is the landlord's preference to lease the remaining space as a whole to a single party, however consideration will be given to leasing on a floor by floor / wing by wing basis or combination of same. Terms are available on request.

VAT

Any monies quoted are exclusive of VAT, which may be payable.

Rateable Value

The subjects will be reassessed on completion of the refurbishment works. An incoming occupier may also be entitled to certain relief from rates under the various schemes currently available. Further details are available on request.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.



In very close proximity to Union Street, only one-minute walk away



50 Huntly Street provides a grand welcome, with modern finishes within



Excellent car parking with barrier entry system

Key contacts

For further information, or to arrange a viewing, please contact the joint agents:



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Particulars dated 03 November 2025. Photographs dated April 2025.

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