

To Let



Cost Effective City Centre Office

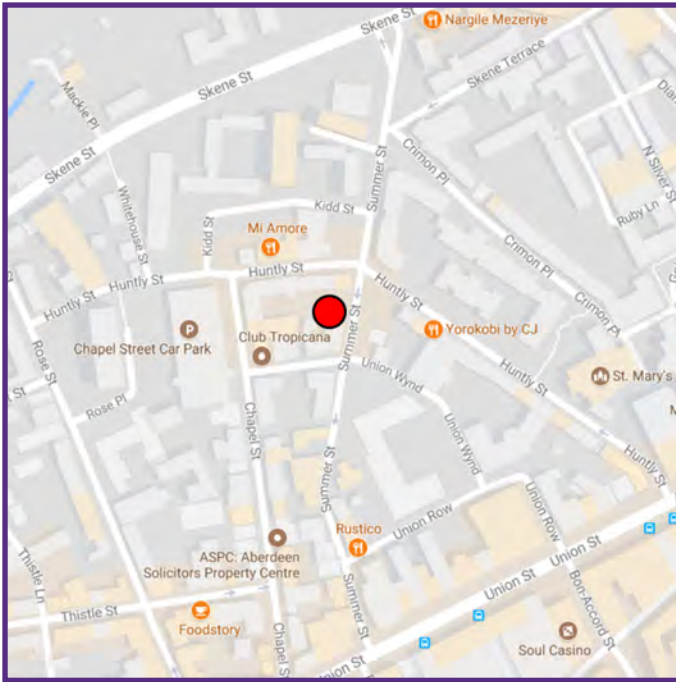
Buchanan House
63 Summer Street
Aberdeen
AB10 1SJ

877.63 sq.m (9,447 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



We understand the subjects benefit from two car parking spaces. Monthly permits are available in the Chapel Street multi storey car park in close proximity.

Floor Areas

The subjects have been measured in accordance with International Property Measurement Standards (IPMS 3) and extend to the following approximate floor areas:-

First Floor	433.85 sq.m	4,670 sq.ft
Second Floor	443.78 sq.m	4,777 sq.ft
Total	877.63 sq.m	9,447 sq.ft
Limited Use	41 sq.ft	

Lease Terms

The property is held on a full repairing and insuring lease expiring 14 November 2021. The current rent is £106,692 pa (£11.29 per sq.ft) exclusive of VAT, subject to a final upwards only rent review on 14 November 2016, which remains outstanding.

Our client is seeking to assign their leasehold interest, although may consider sub-leasing.

Rateable Value

£106,000 including the car parking.

Any new occupier will have the right to appeal against the Rateable Value.

EPC

The property benefits from an EPC rating of C. Full documentation can be provided upon request.

Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction. The ingoing tenant will be responsible for any LBTT and Registration dues, if applicable.

Entry

Immediately upon conclusion of legal missives.

Contact

Please contact either Jonathan Nesbitt or Graeme Nisbet, details below, or Derren McRae or Iain Landsman of our Joint Agent CBRE.

Location

The subjects are located in the heart of Aberdeen city centre on the west side of Summer Street at its junction with Union Wynd, only a short distance from Union Street, the city's principal commercial thoroughfare.

The surrounding area comprises a mixture of retail, office, leisure and residential uses.

Nearby occupiers include Xodus, Dana Petroleum, Fifth Ring, DECC, Crown Office and Procurator Fiscal Service as well as Burness Paull, Barclays and Aberdeen Asset Management in the nearby Union Plaza office development.

Description

The property is a detached, 2 storey and mansard building of rendered blockwork construction which occupies a prominent corner position.

The subjects comprise the first and second floors and are arranged in two wings forming an "L-shaped" plan. The main personnel entrance is located at the eastern corner of the building via a dedicated entrance on Summer Street.

The accommodation was fully refurbished in 2013 and is predominately open plan with a number of private offices/meeting rooms plus welfare on each level including shower facilities.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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