

# To Let



## 3rd & 4th Floors, Exchequer House Exchequer Row Aberdeen, AB11 5BW

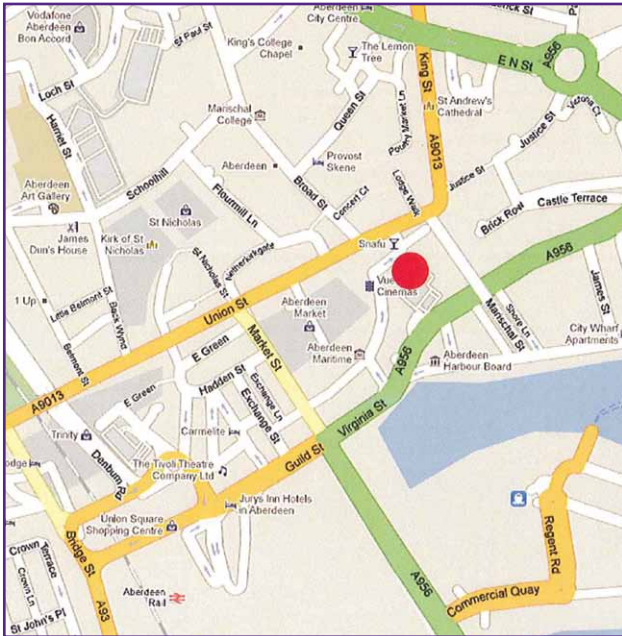
1104.6 sq m (11,890 sq ft)

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## Location

Exchequer House is a 4 storey office building located on Exchequer Row, in the heart of Aberdeen City Centre.

By virtue of its location, Exchequer House benefits from all that Aberdeen City has to offer. The building is in close proximity to the new bus station, Aberdeen's railway station and the newly developed Union Square Shopping Centre. Immediately adjacent is City Wharf, a new mixed use scheme which incorporates a variety of leisure, retail and office accommodation.

Occupiers in close proximity include Maersk Contractors, CNR, Aberdeen City Council and the Scottish Court Service.

A plan showing the exact location of the building has been provided for indicative purposes only.

## Description

Exchequer House is accessed via a communal entrance hall, complete with a staffed reception and a passenger lift.

The available accommodation is located on the third and fourth floors and is generally open plan in nature. Both suites benefit from a reasonably modern specification including perimeter trunking, carpet tiled flooring, a suspended ceiling with inset CAT II lighting and comfort cooling cassettes. It is our client's intention to refurbish the premises prior to entry.

In its current configuration, the accommodation provides a series of management rooms and meeting rooms located over both floors by way of demountable partitioning and a small tea preparation area on each floor.

Whilst there is no car parking specifically allocated to the premises, there is an NCP car park immediately adjacent, in which favorable rates can be obtained. Further information can be made available to interested parties on application.

## Floor Areas

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal area derived: -

Third Floor	552.3 sq.m	(5,945 sq.ft)
Fourth Floor	552.3 sq.m	(5,945 sq.ft)
<b>TOTAL</b>	<b>1,104.6 sq m</b>	<b>(11,890 sq ft)</b>

## Rateable Value

The subjects are currently entered in the Valuation Roll as a single entity with a Rateable Value of £136,000 effective from 1st April 2010.

Each floor will require to be re-assessed if let individually.

Any incoming occupier would have the opportunity to appeal the Rateable Value.

## Rent

On application.

## Lease Terms

The accommodation is available on flexible terms for a negotiable lease duration. Any medium to long term lease will require to incorporate upward only rent reviews at regular intervals.

## Service Charge

As is standard practice for multi-tenanted buildings, each tenant will require to make a pro-rata contribution to the external and common area repair and maintenance via a service charge.

Further information can be provided to interested parties on application.

## VAT

VAT will be payable at the standard rate in addition to all monies quoted.

## Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any SDLT and registration dues applicable.

## Viewing

Strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

## Contact



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