



- **£6,500 PER ANNUM**
- **NET INTERNAL AREA:  
41.61 SQ.M (448 SQ.FT)**
- **1 CAR PARKING SPACE**

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION:

The subjects are located on the north side of Dee Street just a short distance to the west of Union Street, Aberdeen's principle retailing thoroughfare. The property is also in close proximity to Union Square Shopping Centre and Aberdeen's rail and bus transport hub. The surrounding area is a mixture of office and residential properties.

The exact location of the subjects are shown on the attached Ordnance Survey extract.

#### DESCRIPTION:

The subjects comprise of a ground floor suite contained within an end-terraced two storey, basement and attic Category C listed building.

Access to the property is taken through a timber doorway within the front elevation which in turn leads to a main internal staircase.

Internally, the suite has been laid out to provide an open plan office area, meeting room/private office and toilet with wash-hand basin. The flooring throughout is of a solid concrete design and whilst the walls and ceilings are painted plasterboard. Artificial lighting is provided by fluorescent strip fitments whilst natural lighting is provided by a number of timber framed single glazed windows.

#### CAR PARKING:

One car parking space is provided.

# TO LET

## CITY CENTRE OFFICE ACCOMMODATION

**37 DEE STREET, ABERDEEN, AB11 6DY**

### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	41.61	448

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

### SERVICES:

The subjects benefit from main supplies of water, electricity and gas.

Drainage is assumed to be to the main public sewer.

### RATING:

The subjects are entered into the Valuation Roll at a Rateable Value of £6,300.

It should be noted that the ingoing occupier may benefit from 100% Rates relief through the Small Business Rates Relief Scheme.

### TERMS:

Our clients are seeking to lease the subjects for a negotiable period with any medium to long term lease being subject to upward only rent review provisions.

### RENTAL:

£6,500 per annum

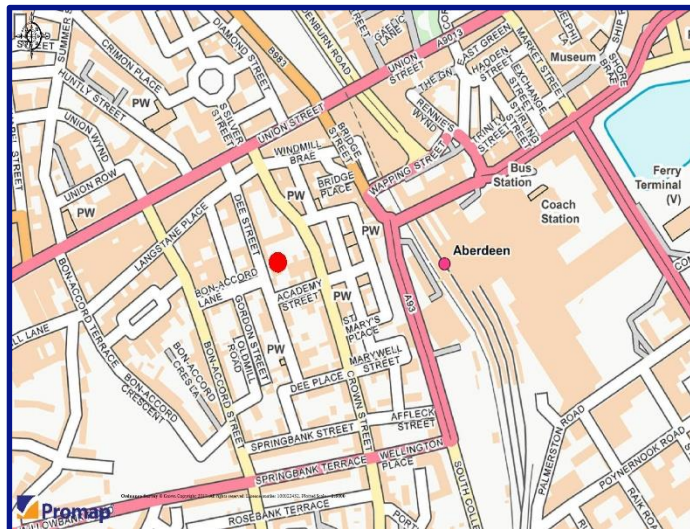
### ENERGY PERFORMANCE CERTIFICATE:

The subjects currently have an EPC rating of D

Further information and a recommendation report can be provided upon request.

### VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.



### VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
35 Queens Road  
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