

To Let / For Sale

REDUCED RENTAL



Entire High Quality City Centre Office Building
5 Car Parking Spaces

6/8 North Silver Street

Aberdeen

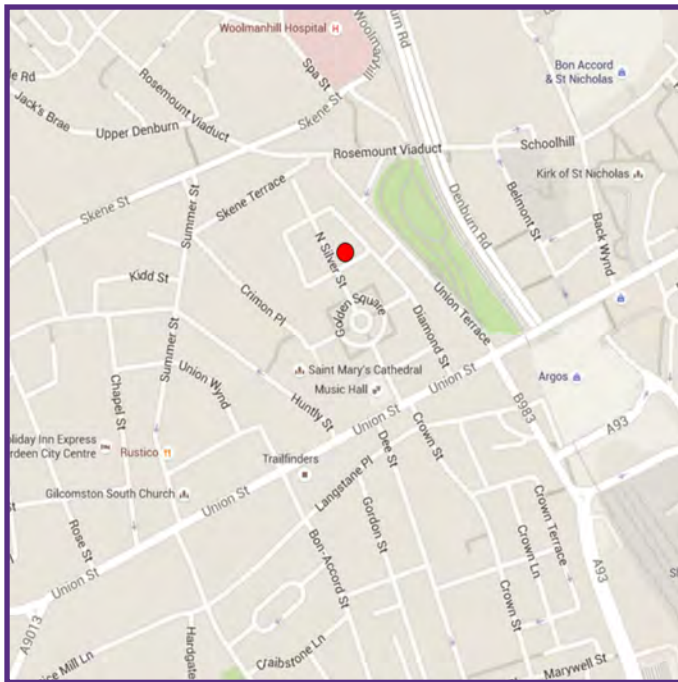
AB10 1RL

309.40 sq.m (3,330 sq.ft)



FG Burnett

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Location

The building is located on the East Side of North Silver Street, in close proximity to the popular office area of Golden Square and Union Street, Aberdeen's principal retail and commercial thoroughfare. By virtue of the location, there is a vast array of local amenity. The exact location is displayed on the plan above which has been provided for indicative purposes only.

Description

A traditional end terraced granite and slate office building, arranged over basement and three upper floors. The property benefits from a modern fit out and specification including the following;

- Carpeted floors
- Suspended ceilings with inset diffused lighting
- A mix of painted / papered walls
- Gas fired central heating
- Single glazed sash and case windows
- Door entry system
- Intruder and fire alarm systems

Male and female W/Cs are provided at basement level and there is a small, well appointed, kitchen/break out area.

Car Parking

5 car parking spaces will be provided.

Floor Area

The property was measured in accordance with International Property Measurement Standards (IPMS 3), and the following areas derived;

| | | |
|--------------------|--------------------|--------------------|
| Lower Ground Floor | 59.7 sq.m | 642 sq.ft |
| Ground Floor | 82.8 sq.m | 891 sq.ft |
| First Floor | 97.0 sq.m | 1,044 sq.ft |
| Second Floor | 69.9 sq.m | 753 sq.ft |
| TOTAL | 309.40 sq.m | 3,330 sq.ft |
| Limited Use Areas | 29.5 sq.m | 307 sq.ft |

Furniture

There may be the opportunity for a purchaser / tenant also to acquire furniture. Further information available on request.

Lease Terms

The property is available on Full Repairing and Insuring terms for a flexible lease duration. Any medium to long term commitment will require to incorporate upward only rent review at regular intervals.

Rent

£45,000 per annum exclusive of VAT. This reflects a rate of £13.50 per sq.ft

Price

On application.

Rateable Value

£45,250

Any new occupier will have a right of appeal against the above figure.

VAT

VAT is payable in addition to all monies due.

Legal Costs

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

Viewing & Offers

Strictly by arrangement through the sole agent to whom all offers should be submitted in Scottish Legal Form.

Interested parties are advised to note their interest in writing in order to ensure of being informed of any closing date which may be set.

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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