

To Let



High Quality City Centre Office Accommodation With Car Parking

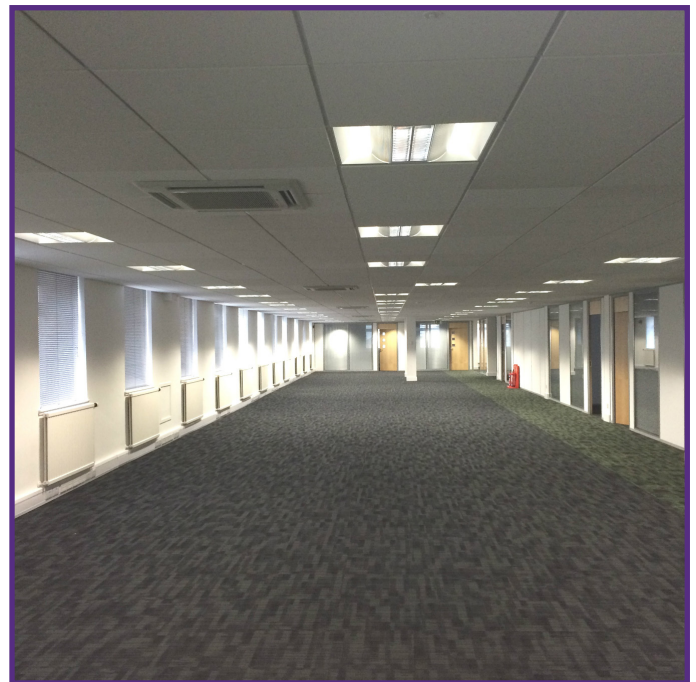
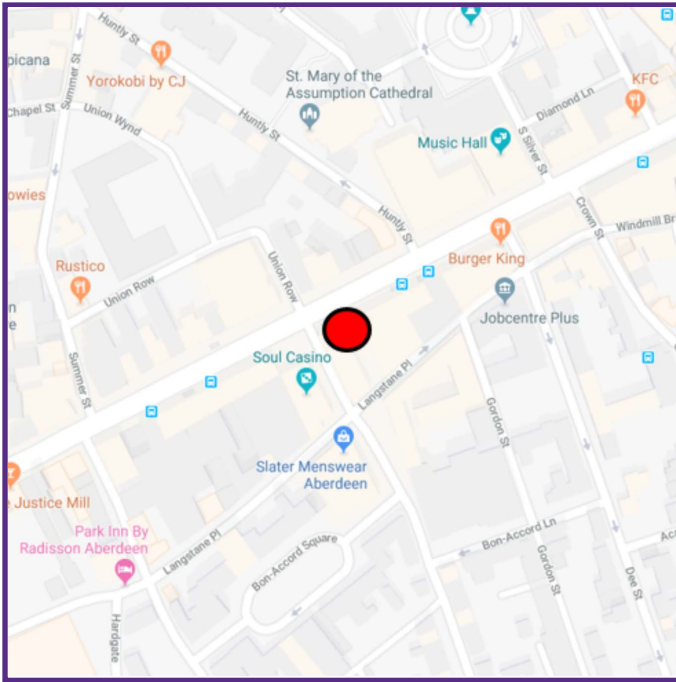
Second and Third Floors
Braemar House
267 Union Street
Aberdeen

From 575 sq.m (6,189 sq.ft) - 1,176 sq.m (12,663 sq.ft)



FG Burnett

Call 01224 572661
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Location

Braemar House is situated on the south side of Union Street, on its junction with Bon Accord Street, within Aberdeen City Centre. Union Street is Aberdeen's main retail and commercial thoroughfare where there is a mix of retail, residential and office use. Occupiers in the location include Digby Brown, Soul Bar and Restaurant, Pret A Manger, So Cafe and Trailfinders.

By virtue of its location, the accommodation benefits from a vast array of local amenity and excellent access to the main trunk roads, both North and South, via Anderson Drive (A90). It is also in close proximity to both bus and train stations. The exact location of the property is shown on the plan above, provided for indicative purposes only.

Description

The subjects comprise the second and third floors of a traditional granite and slate end terraced property within a four storey building. A communal, secure entrance is located off Union Street.

The suite/s have been fully refurbished, are mainly of an open plan nature and include the following specification:-

- Suspended acoustic tiled ceilings
- PIR fluorescent lighting
- Comfort cooling
- Carpet tiled floor coverings
- Perimeter trunking

The suite/s benefit from exclusive female and male WC facilities and large canteen/kitchen areas. An 8 person passenger lift provides access to each floor.

Floor Areas

The following net internal areas were calculated in accordance with The RICS Code of Measuring Practice (Sixth Edition):-

Second Floor	601.4 sq.m	(6,474 sq.ft)
Third Floor	575 sq.m	(6,189 sq.ft)
Total	1,176.4 sq.m	(12,663 sq.ft)

Car Parking

8 car parking spaces located on Bon Accord Lane are available with the suite/s.

Lease Terms

The suite/s are available on flexible terms.

Rateable Value

The subject/s are contained within the Valuation Roll as having rateable value/s of:-

Second Floor	£72,480
Third Floor	£69,000

Any incoming tenant would have the right to appeal the Rateable Value.

Rent

A competitive rental proposal will be offered depending on lease length and covenant offered.

EPC

The suite/s have an EPC rating of E. A copy of the EPC is available on application.

VAT

Value Added Tax is payable in addition to all monies due under the lease.

Service Charge

The tenant will be responsible for a Service Charge payment in respect of the insurance, maintenance and upkeep of the common parts of the development.

Legal Costs

Each party will bear their own legal costs in documenting the transaction. The tenant will be responsible for payment of LBTT and Registration Dues incurred.

Entry

Immediate and on conclusion of legal missives.

Viewing & Offers

Strictly through sole letting agents, to whom all offers should be submitted in Scottish Legal Form.

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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