

To Let



Modern High Spec City Centre Office Suite

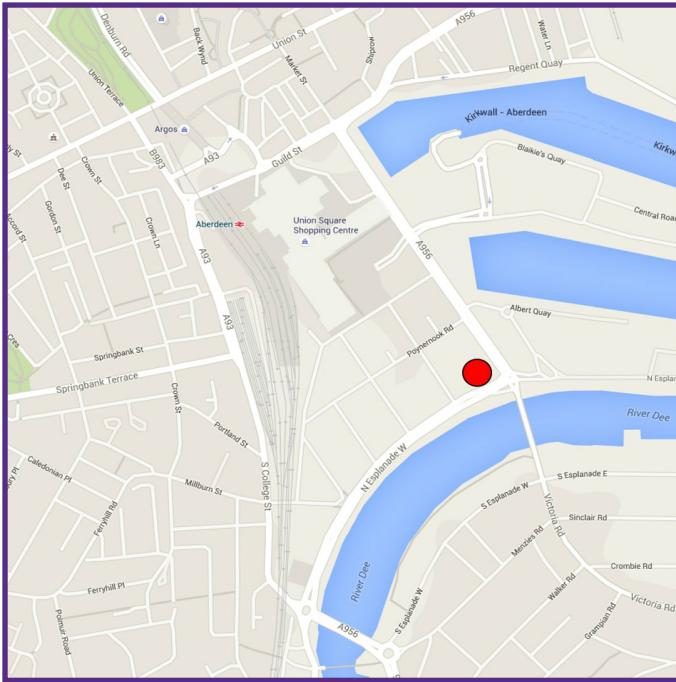
Bridge View
North Esplanade West
Aberdeen
AB11 5QF

697.1 sq.m. (7,504 sq.ft.)



FG Burnett

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Location

Bridge View is centrally located on the corner of North Esplanade West and Market Street, in Aberdeen's City Centre. By virtue of this location the property benefits from close proximity to Aberdeen Harbour as well as the nearby North Dee Business Quarter.

The property also benefits from close proximity to both the Aberdeen bus and railway stations as well as the numerous amenities on offer at Union Square shopping centre.

The precise location is identified on the plan above which has been provided for indicative purposes only.

Description

Bridge View comprises a modern office building constructed partially behind a retained Category B listed façade. Principal pedestrian and vehicular access is from North Esplanade West.

The building is constructed in three wings with the available accommodation comprising the third floor of the "east" wing, overlooking Market Street.

Generally open plan in nature, the suite benefits from raised access floors, suspended ceilings incorporating recessed fluorescent lighting and comfort cooling. A high speed passenger lift serves the suite from the communal reception and canteen area at ground floor level.

There are 22 car parking spaces allocated to the suite.

Floor Area

The property has been measured in accordance with International Property Measurement Standards: IPMS 3 - Offices, and the following areas derived:

3rd Floor:	697.1 sq.m.	(7,504 sq.ft.)
Limited Use:	29.8 sq.m.	(321 sq.ft.)

(Limited use areas are in addition to the 3rd Floor area stated above)

EPC Rating

The property benefits from an EPC Rating of E+

A copy of the Energy Performance Certificate and Recommendation Report can be provided to interested parties on application.

Lease Terms

The premises are available on a Full Repairing and Insuring sub-lease for a negotiable duration.

Rent

£203,000 pa Exc VAT

Service Charge

The sub-tenant will be responsible for the payment of a service charge. Further details can be provided to interested parties on application.

Rateable Value

The suite currently forms part of a larger entry and will require to be re-assessed on occupation. An estimate can be provided to interested parties on application.

VAT

VAT will be payable on all sums due under the lease.

Legal Costs

Each party will bear their own legal costs incurred in the documentation of a sub-lease. The ingoing sub-tenant will be responsible for any LBTT and Registration Dues applicable. The cost of obtaining landlord's consent to the sub-lease will be borne in equal share by the tenant and any ingoing sub-tenant.

Entry

On conclusion of legal missives.

Viewing & Offers

Strictly by arrangement with the sole letting agent 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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