

TO LET HOLBURN HOUSE

475 - 485 Union Street
ABERDEEN

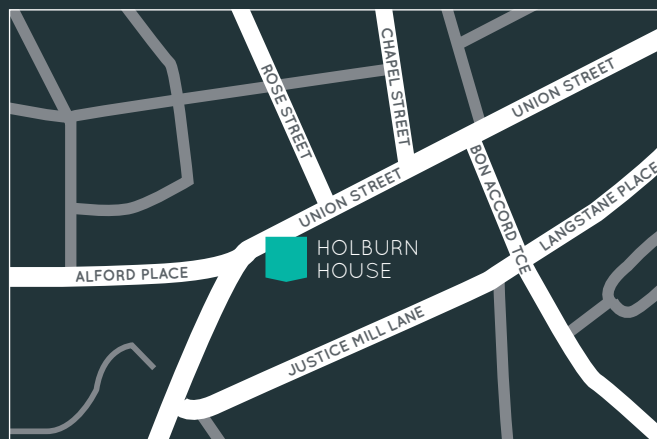
Open Plan office suites from
217 sq.m. (2,335 sq.ft) -
1,653 sq.ft (17,793 sq.ft)

With 32 parking spaces.



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Holburn House is situated in a prominent and central location on the south side of Union Street close to the junction with Holburn Street and well placed to benefit from Aberdeen city centre amenity.

The available suites are located on the ground, first and second floors and are available together, individually or in combination. The suites, which are subject to a major refurbishment will benefit from:

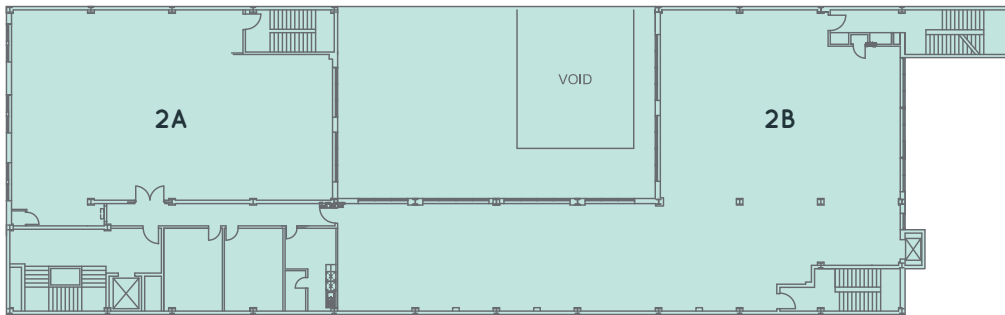
- > Open plan floor plates
- > Carpet tile floor coverings
- > Perimeter trunking
- > Comfort cooling
- > Suspended acoustic tile ceilings
- > Modern lighting
- > 8 person passenger lift access
- > Shared toilet and kitchen facilities on each level



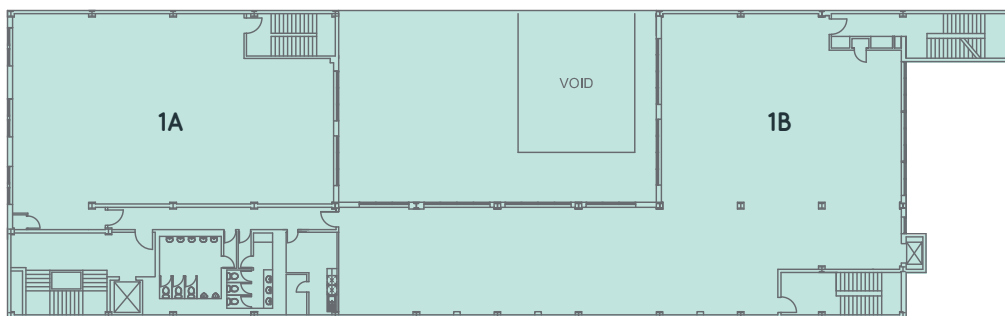
AREAS

The suites have been measured in accordance with IPMS 3 and the following areas and parking allocations are as follows:

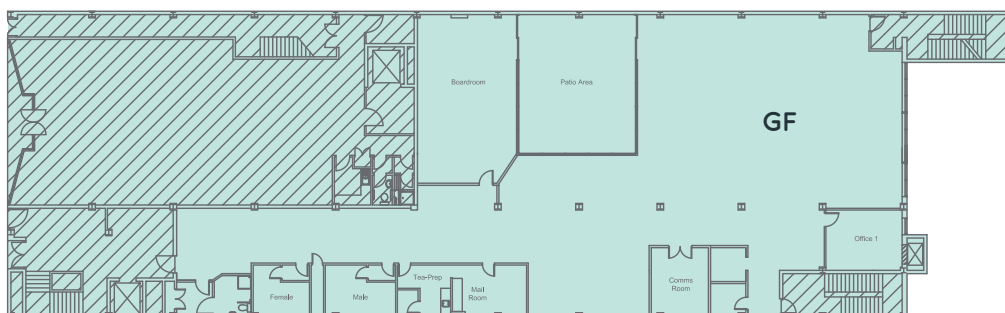
SUITE	AREA SQ.M.	AREA SQ.FT	PARKING ALLOCATION
Ground Floor	495.2	5,330	10
1A	217	2,335	4
Limited Use Area	2.9	32	
1B	363.4	3,912	7
Limited Use Area	6.0	64	
2A	217.7	2,343	4
Limited Use Area	2.5	27	
2B	359.8	3,873	7
Limited Use Area	7.2	77	
TOTAL	1653.1	17,793	32
Limited Use Area	18.6	200	




SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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For further information
please contact:

RENT

Rent on application.

LEASE TERMS

The suites are available either individually or in combination on full repairing and insuring terms with periodic rent reviews.

EPC

To be provided on completion of the refurbishment.

VAT

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

SERVICE CHARGE

Tenants will be liable for a service charge in respect of the upkeep, maintenance and repair of the common and external areas of the building.

LEGAL FEES

Each party will be responsible for the payment of their own legal costs in documenting the lease. The tenant will be responsible for any LBTT and Registration dues.



FG Burnett

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