

**TO LET:**  
**COMMERCE  
HOUSE**

Commerce Street, Aberdeen  
AB11 5FN

High quality office  
accommodation from  
606 sq ft – 8,464 sq ft

Modern and adaptable  
workplaces with  
character

In close proximity to  
Union Street with  
generous parking



## Location

Commerce House occupies a highly prominent corner position in the heart of Aberdeen, situated at the junction of Commerce Street and Virginia Street. The property is in very close proximity to Union Street as well as the city's harbour and beach.

Its central location offers convenient access to a variety of amenities, businesses and transportation hubs, with Aberdeen's Train and Bus Stations a mere 13-minute walk away. Local amenities such as cafes, gyms, restaurants and supermarkets are all within easy reach of the property.

There are numerous established commercial occupiers in the area, including: ABS Europe, Halliburton, Peterson UK and DOF Subsea.

## Description

The subjects comprise modern, self-contained office suites within a traditional granite building. Occupiers will benefit from a spacious entrance reception, a bookable meeting room, shower facilities and a gym.

The air-conditioned suites offer a mix of open-plan and cellular layouts. The offices are well presented and can come fully equipped for immediate occupancy.

## Car Parking

There are 30 car parking spaces available both on-site and in close proximity.

## Lease Terms

The suites are available on flexible lease terms on standard full repairing and insuring terms.

## EPC Rating

Due to be reassessed.

## Accommodation

Ground Floor	Sq. m	Sq. ft
Suite 1	169.55	1,825
Suite 2	144.46	1,555
<b>First Floor</b>		
Suite 3	232.26	2,500
Suite 4	56.30	606
Suite 5	183.76	1,978
<b>Total</b>	<b>786.33</b>	<b>8,464</b>

Flexible workspace is available from 606 – 8,464 sq ft. The property is available as a whole, as separate suites or as a combination.

## Rent

£12.00 per sq ft.

## Service Charge

£5.93 per sq ft.

## Rateable Value

Suite 1 = £33,250 (£16,558.50 payable)  
Suite 2 = £21,500 (£10,707.00 payable)  
Suite 3 = £39,750 (£19,795.50 payable)  
Suite 4 = £11,250 (100% rates relief\*)  
Suite 5 = £27,000 (£13,446.00 payable)

Interested parties should refer to the Scottish Assessors website to confirm the amounts payable.

\*An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

## Entry

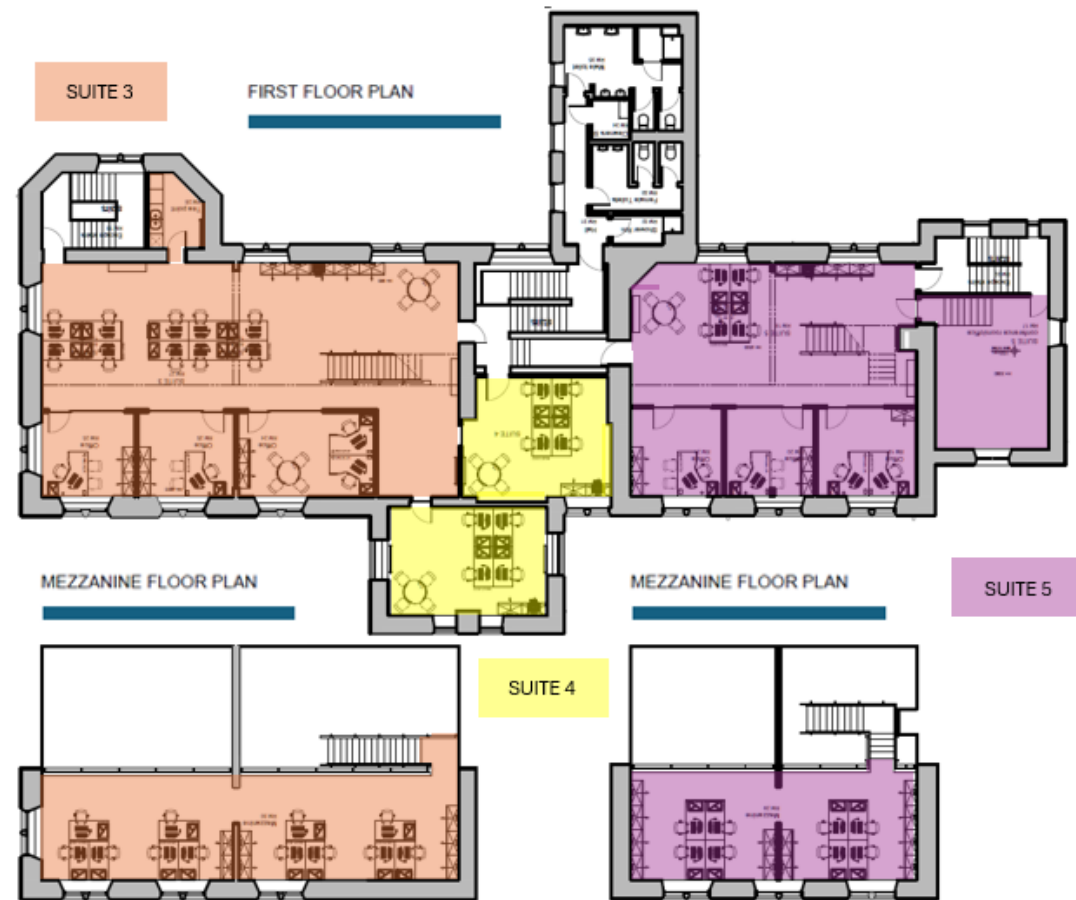
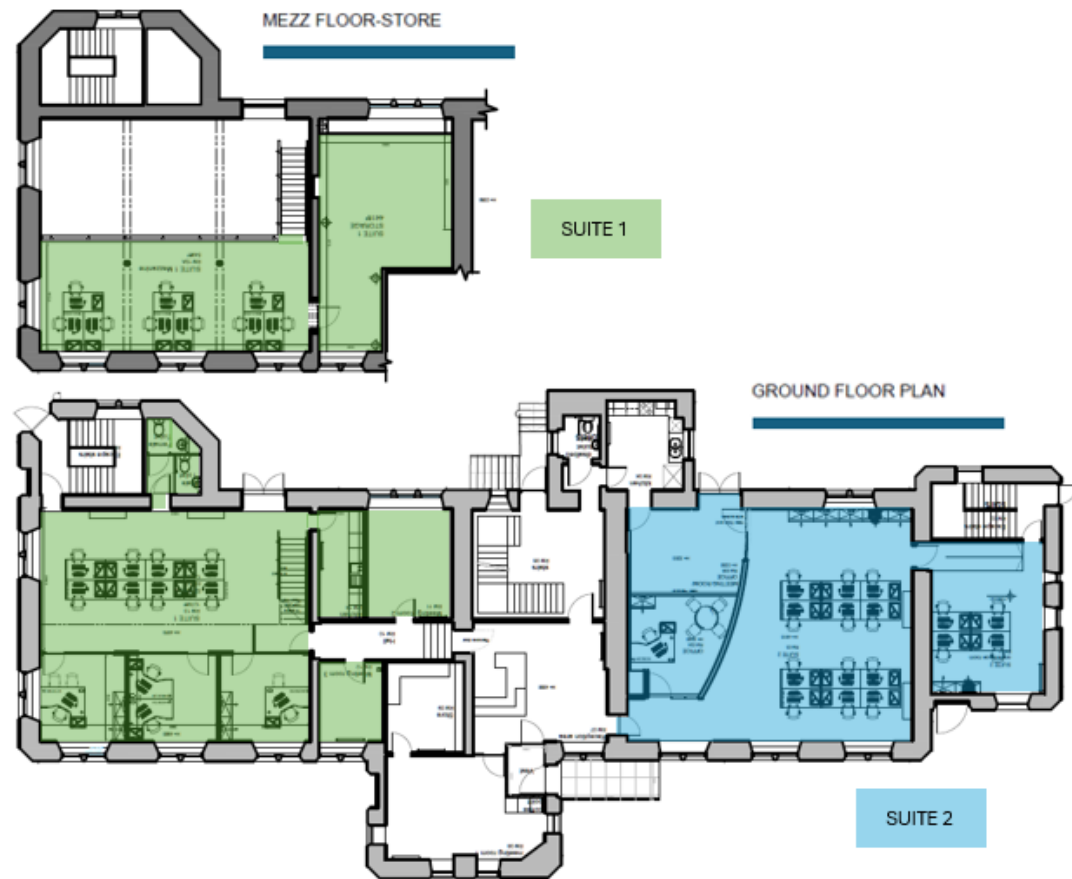
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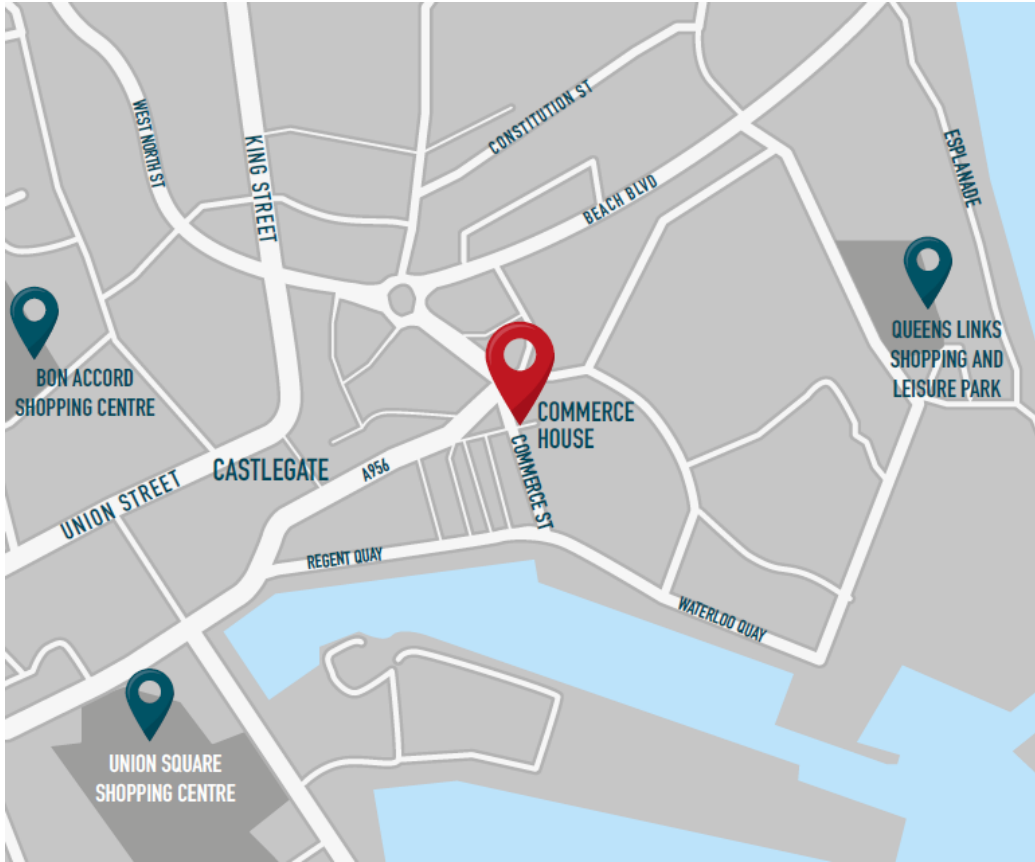


### Alternative sectors

With its central location, large open-plan spaces and strong parking provision, Commerce House provides high quality office accommodation suited to a variety of sectors including media, technology, health, engineering and professional services.







For further details, please contact our joint agents:



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Particulars dated 26 June 2024. Photographs dated 30 April 2024.