



FLEXIBLE OFFICE ACCOMMODATION
ON SITE CAR PARKING



FG Burnett



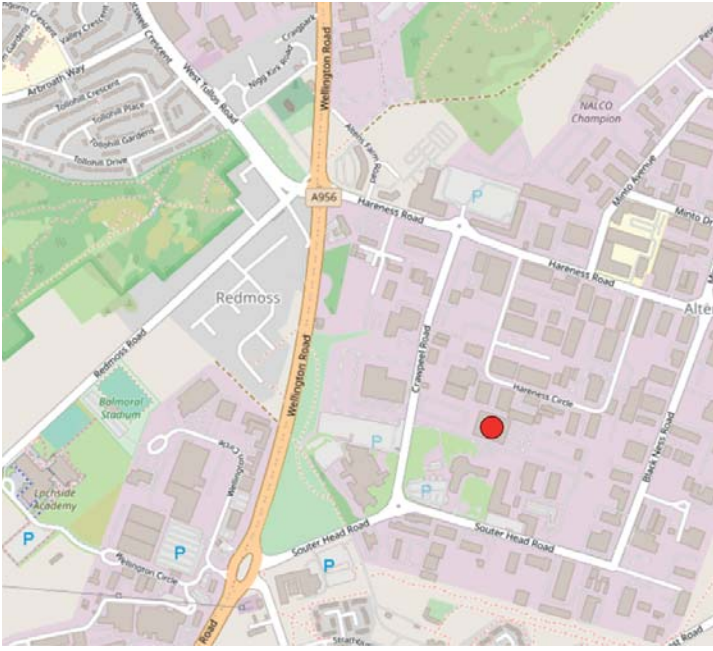
TO LET

Norsea House

Crawpeel Road, Aberdeen, AB12 3LG | From 75.9 - 153.6 sq.m (817 - 1,653 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

Norse Sea House is situated within a secure development located just off Crawpeel Road, Altens Industrial Estate. The location benefits from good access to the A956 Wellington Road and the wider trunk road network. Occupiers in the vicinity include Odjvell, Wetherford and Swire Oilfield Services.

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

DESCRIPTION

The available accommodation comprises surplus office space across ground and first floors within Norse Sea House, an office and industrial facility.

Offices are available either individually or in combination and offer open plan workspace as well as individual private offices. The rooms are finished to a modern specification to include painted plasterboard walls, a combination of painted plasterboard and suspended tiled ceilings, fluorescent lighting and perimeter power and data.

Parking is available on site.

PROPERTY DETAILS

Rent	On application.	
Rateable Value	To be re-assessed on occupation.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Service Charge	The service charge is to be included in the rent.	
Lease Terms	Flexible terms available.	
EPC	C. Copy available on request.	
VAT	VAT will be applied at the standard rate.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Floor Areas	The property has been measured in accordance with IPMS3 and approximate areas derived:-	
Ground Floor	75.9 sq.m	817 sq.ft
First Floor	77.7 sq.m	836 sq.ft
Total	153.6 sq.m	1,653 sq.ft
Limited Use Areas	0.78 sq.m	8 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent

LISA COWIE

t. 01224 597536
e. lisa.cowie@fgburnett.co.uk

GRAEME NISBET

t. 01224 597532
e. graeme.nisbet@fgburnett.co.uk

FGBURNETT.CO.UK