



## CITY CENTRE SELF-CONTAINED OFFICE SUITES

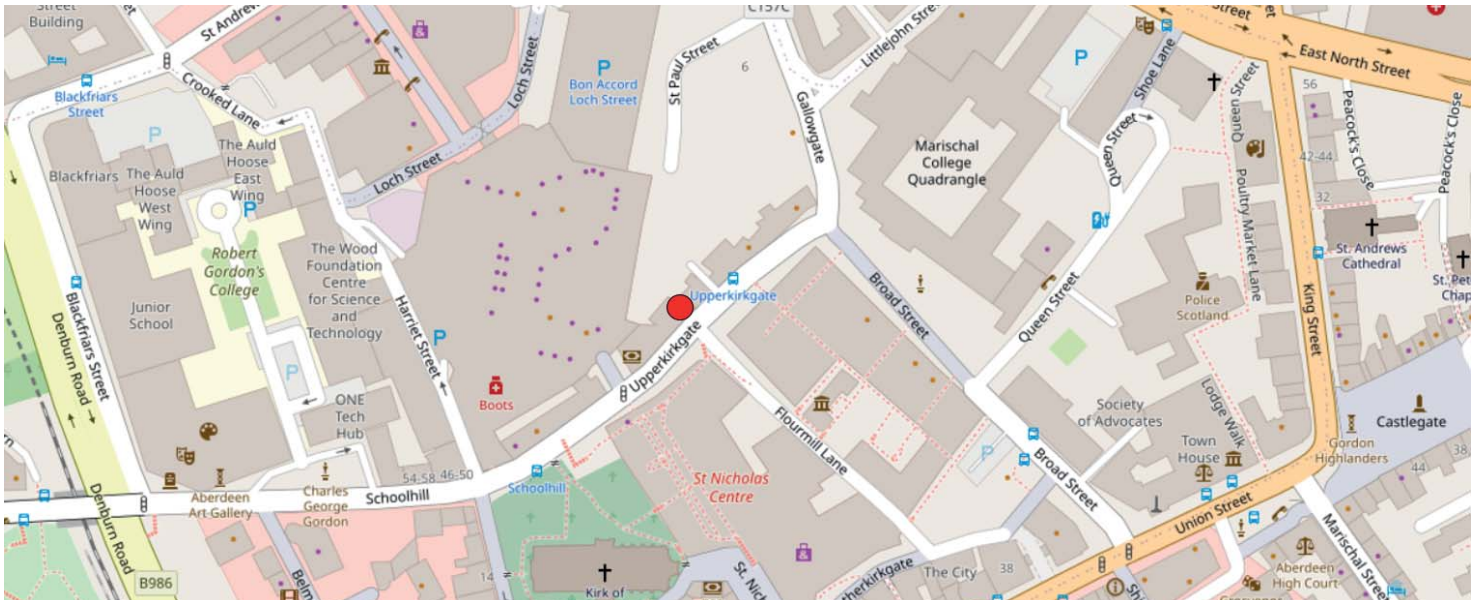


TO LET  
Upper Floors, 32/36 Upperkirkgate

Aberdeen, AB10 1BA | 65.6 – 220.2 sq.m (706 – 2,371 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

The available accommodation is located on Upperkirkgate, within the heart of Aberdeen City Centre with close proximity to Union Street, the City's main commercial thoroughfare. Adjacent is the Marischal Square Development and in close proximity is the well-established St Nicholas and Bon Accord Shopping Centres.

By virtue of the location, the premises benefit from a vast array of local amenities and excellent transport links. Neighbouring occupiers include:- Starbucks, Brewdog and Bank of Scotland. New occupiers as part of the Marischal Square Development include:- Mackie's, All Bar One, Costa, Prezzo and Tony Macaroni.

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

## DESCRIPTION

The accommodation comprises self contained office suites within two mid-terraced four storey buildings of traditional stone construction with a pitched and slate roof. The available office suites have recently been refurbished and are of the following specification:-

- Recarpeted throughout
- Papered/painted plasterboard walls
- Fluorescent strip lighting
- Electric heating
- Welfare facilities
- Secure door entry system

## SERVICE CHARGE

There will be a service charge for the maintenance and repair of the common and external parts of the building.

## RATEABLE VALUE

### 32 Upperkirkgate

3rd Floor: £5,000

### 36 Upperkirkgate

2nd Floor: £6,000 3rd Floor: £5,200

## 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. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

Available on FRI terms for negotiable lease duration. Any medium to long term commitment will require the provision for rent review at regular intervals.

## VAT

Payable in addition to all monies due under the lease.

## LEGAL COSTS

Each party will bear their own legal costs associated with the documenting the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

## FLOOR AREAS

Measured in accordance with IPMS3 and approx areas calculated:-

32 3rd Floor	65.6 sq.m	706 sq.ft
36 2nd Floor	76.6 sq.m	825 sq.ft
36 3rd Floor	78.0 sq.m	840 sq.ft

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### LISA COWIE

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