



FULLY FURNISHED CITY CENTRE OFFICES WITH PARKING



**FG Burnett**



TO LET

# 50 Gilcomston Park

Aberdeen, AB25 1NX

To request a viewing call us on 01224 572661

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## FULLY FURNISHED CITY CENTRE OFFICES WITH PARKING

### LOCATION

The property is located in the popular Rosemount area of Aberdeen close to the city centre lying on the corner of Rosemount Viaduct and Gilcomston Park. Excellent amenities are within a relatively short walking distance and include the newly developed Union Terrace Gardens, His Majesty's Theatre, Aberdeen Art Gallery and the Bon Accord Shopping Centre.

### DESCRIPTION

The building is of traditional granite stone over four storeys, attic and basement with a pitched slate clad roof.

Internally the offices are located within the lower ground floor accessed off Gilcomston Park and to the rear via the secure car park. The accommodation comprises a variety of office sizes with a reception/waiting area, meeting room facilities and tea prep. There is potential access to private car parking.

### FLOOR AREA

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Offices range in size from	8.4-18.6 sq.m	90-200 sq.ft
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### USE

The offices and other rooms are suitable for a number of uses and would suit a variety of occupiers. The property also benefits from ample storage.

### RENT

Price on application.

### RATEABLE VALUE

The offices are rated individually with further information available on request. Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief under the Small Business Bonus Scheme.



### LEASE TERMS

The offices are available on flexible lease terms.

### EPC

E-10.

### VAT

Any price quoted is exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### ENTRY

On conclusion of legal missives.

### VIEWING & OFFERS

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

### LISA COWIE

t. 01224 597536

e. [lisa.cowie@fgburnett.co.uk](mailto:lisa.cowie@fgburnett.co.uk)

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