

TO LET/MAY SELL

OFFICE ACCOMMODATION

35 SUMMER STREET, ABERDEEN, AB10 1SB



- FLEXIBLE LEASE TERMS AVAILABLE
- NIA 328.86 M² (3,543 FT²)
- £40,000 PER ANNUM



LOCATION:

The subjects are located on the west side of Summer Street between its junctions with Union Row and Union Wynd in a mixed use location approximately 50 metres north of Union Street, the main thoroughfare within the city centre. Summer Street forms the busy one way thoroughfare and is popular with a range of occupiers. Immediately surrounding are a mixture of residential and leisure occupiers, however the location is in close proximity to the substantial Union Plaza development comprising of 125,000 ft² of prime office space which is fully let to a range of local and national occupiers.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise part of the upper floors of two adjacent mid-terraced properties that are two storey and attic in height. Each property is of a traditional stonework construction predominantly externally rendered with some small section of exposed pointed stonework. The roof over the southmost section is similarly of timber framed construction, mansard in style, clad with slate and incorporating dormer projections. The property also benefits from several single and two storey extensions to the rear, which appear to be of blockwork construction, externally rendered with a mixture of flat and pitched roofs overlaid with mineral felt covering and slate respectively.

In terms of internal construction and finishes, the floors throughout are of suspended timber construction overlaid predominantly with carpet tiled finishes with small areas of vinyl covering within the kitchen and W.C. areas. A mixture of floor boxes and perimeter trunking has also been introduced throughout. The walls and ceilings are predominantly plasterboard with either a painted or painted wallpaper finish. Some sections of a suspended tiled ceiling system have been introduced within the front section of the first floor and second floor rear suites. Natural daylight is provided via a mixture of double glazed UPVC units, double glazed timber units, single glazed timber units and a double glazed Velux unit, while some area benefits from roof light wells. Artificial light is provided via a mixture of integrated ceiling mounted translucent fitments, recessed spotlights and wall mounted units.



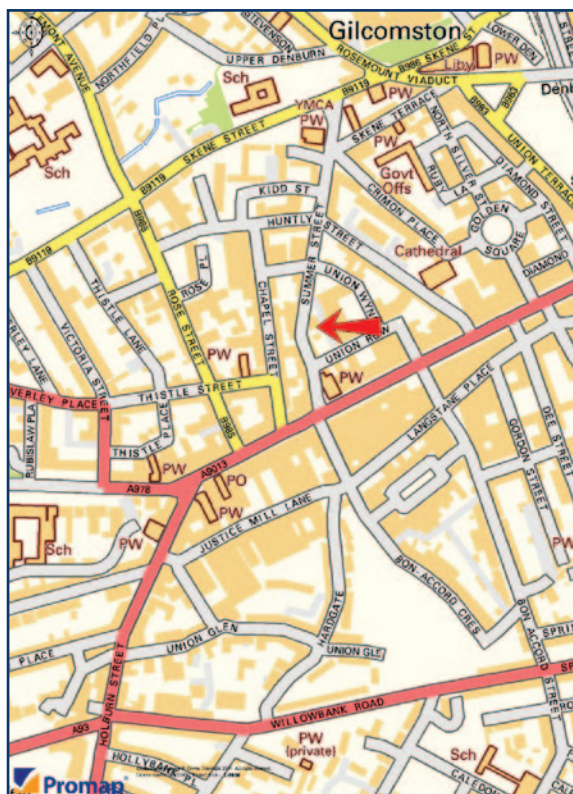
VIEWING & FURTHER INFORMATION

By arrangement with letting/selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800
Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The accommodation has been measured on a net internal area basis in accordance with the (Sixth Edition) of the RICS Code of Measuring Practice.

First Floor

Office Suite 1 & 2	153.3 m ²	(1,653 ft ²)
Office Suite 3	65.57 m ²	(706 ft ²)

Attic

Office Suite 4	39.73 m ²	(428 ft ²)
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Second Floor

Office Suite 5	70.26 m ²	(756 ft ²)
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Total	328.86m²	(3,543 ft²)
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The subjects are available in whole or part.

RATING:

The subjects are currently entered into the Valuation Roll with a Rateable Value of £35,500. It should be noted that any incoming occupier has the opportunity to appeal these Rates.

RENTAL:

£40,000 per annum. As is standard practice, this will be payable quarterly in advance.

Our clients are seeking to lease the premises for a negotiable period on a full repairing and insuring basis. Any medium to long lease durations will be subject to upward only rent review provisions.

PRICE:

Alternatively our client may consider selling the premises.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of "G".



Further information and a recommendation report is available to seriously interested parties on request.

SERVICES:

The subjects benefit from main supplies of water and electricity. Drainage is assumed to be to the main public sewer.

VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-



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