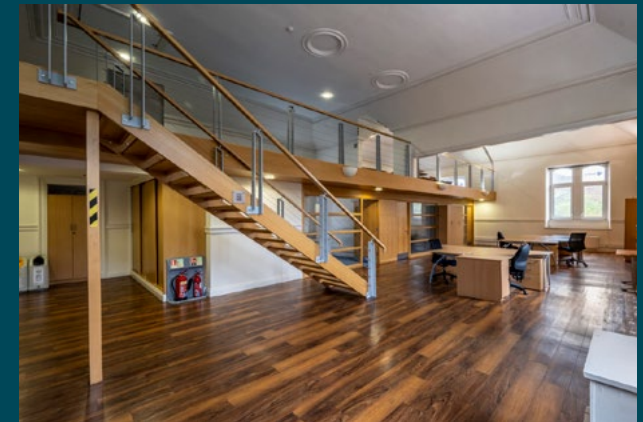


# TO LET

High Quality Office Accommodation  
From 606 sq.ft - 2,500 sq.ft  
7 on site car parking spaces



## COMMERCE HOUSE

Commerce Street, Aberdeen AB11 5FN



## Location

The latest in the line of Cromdale Business Centres occupies a prominent, highly visible corner location at the junction of Commerce Street and Virginia Street, 5 minutes walk to Union Street and within 10 minutes of Union Square, rail and bus stations..

## Description

The subjects comprise of two self-contained office suites situated on the first floor, within a prominent two storey, detached granite building under a pitched and slated roof. The building has a generous, striking main reception area, ample meeting room facilities, kitchen and male and female facilities with a gymnasium. The office suites have been upgraded to provide a mixture of open plan accommodation with cellular offices, with suite 3 also providing dedicated kitchen facilities.

Internal finishes include a mixture of laminate and carpeted floors, plastered and painted walls and ceilings. Lighting is by way of a mixture of recessed LED spotlights and wall lights, with air conditioning throughout the building.

## Car Parking

There are a total of 7 on site car parking spaces. Additional secure car parking can be made available at Sugarhouse Lane. The City Council open car park is also located around 50 metres from the building.

## Floor Areas

| First Floor  | Sq.m          | Sq.ft        |
|--------------|---------------|--------------|
| Suite 3      | 232.26        | 2,500        |
| Suite 4      | 56.30         | 606          |
| <b>Total</b> | <b>288.56</b> | <b>3,106</b> |

The floors are available as a whole or as two separate suites

## Lease Terms

The suites are available on flexible lease terms on tenants' full repairing and insuring basis. Upkeep, common area services, repairs and all HSE requirements will be covered by a service charge. Use and rental charges on the meeting room will be allocated on an equitable basis governed by floor space occupied. Suites are available furnished or unfurnished and telephone systems can also be provided by the landlord.

## Rent

On application.

## Rating

Each suite will be separately assessed for Local Authority Rates. The approximate rate per sq.m is currently £160 rateable value.

## EPC Rating

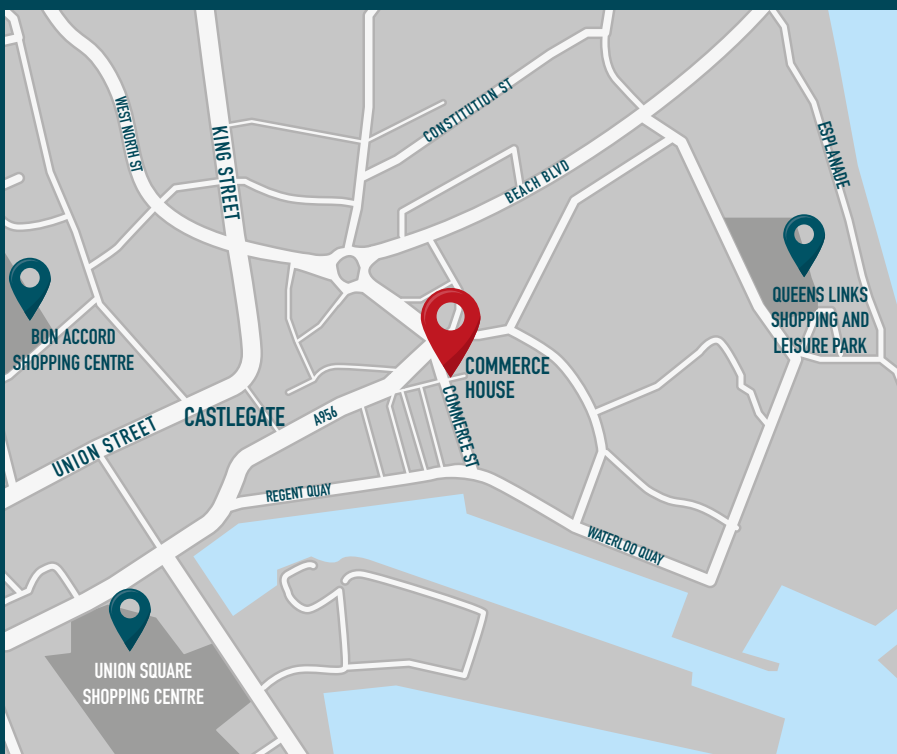
The building has an EPC rating of 'F'

## Entry

Immediate following conclusion of missives

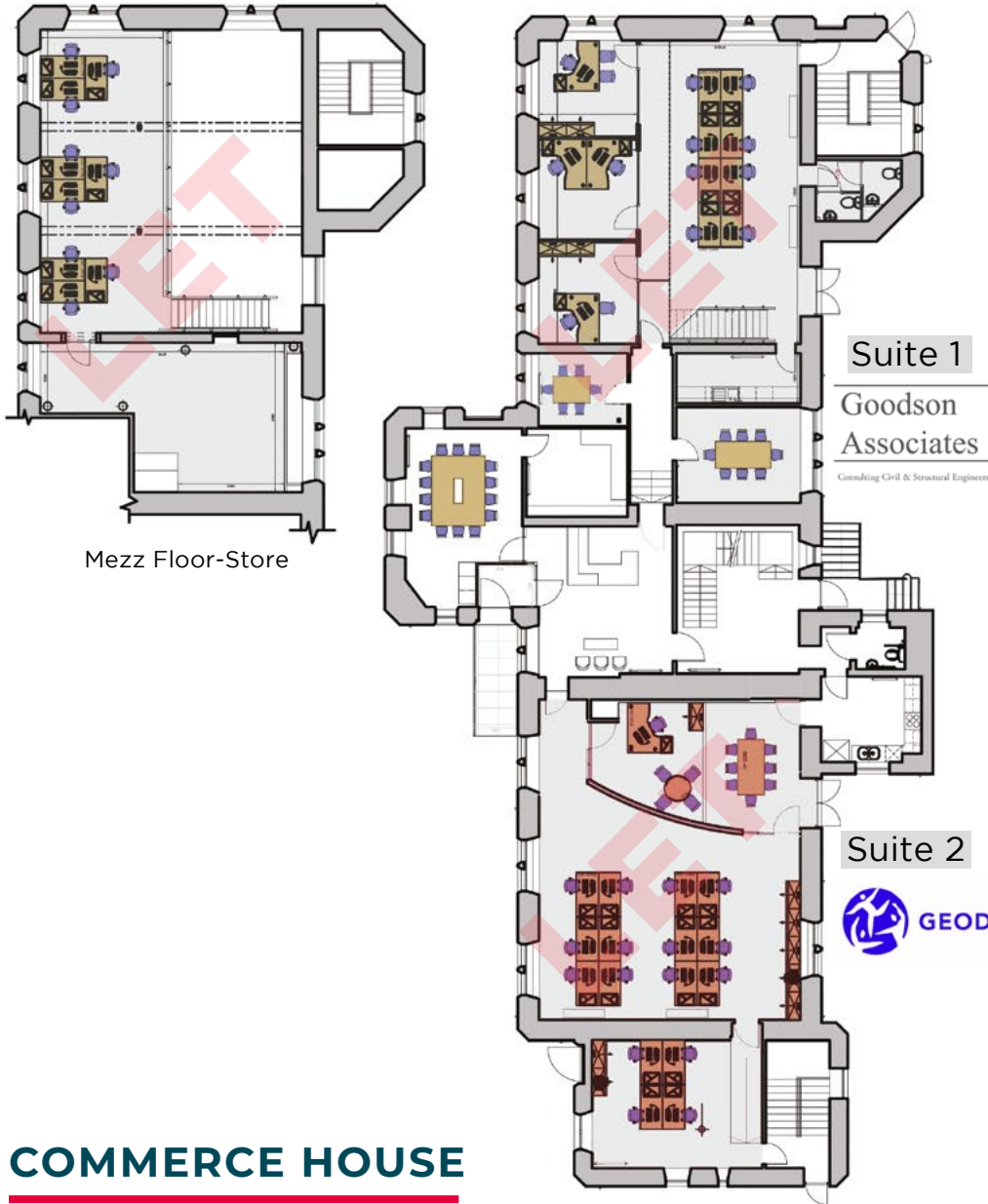
## Virtual Tour

<https://bit.ly/3fHx4tu>

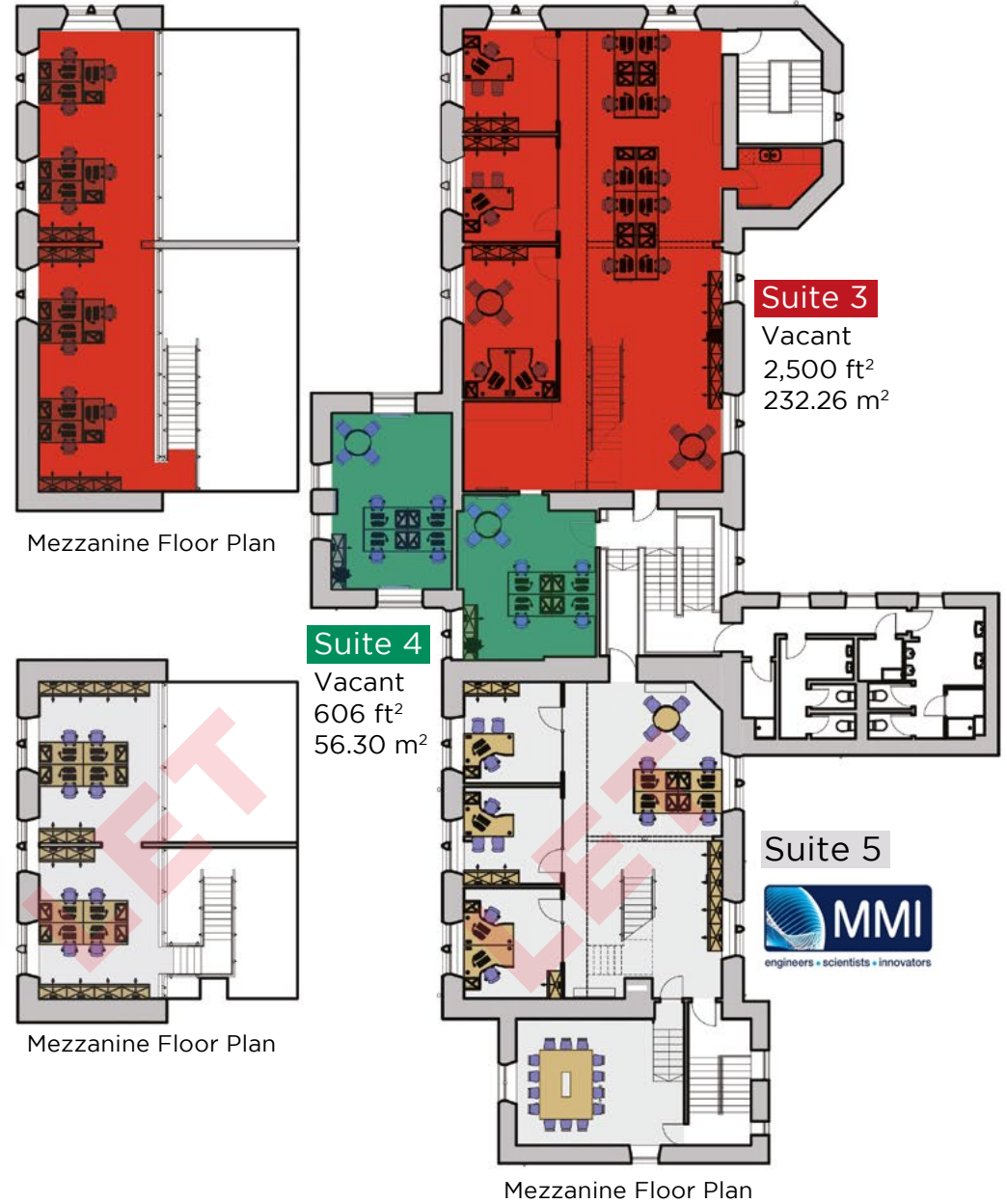




## Ground Floor Plan



## First Floor Plan



# COMMERCE HOUSE

Commerce Street, Aberdeen AB11 5FN

## COMMERCE HOUSE Commerce Street, Aberdeen AB11 5FN



### Further Details

For further details please contact our joint agents on:

**GRAHAM SIBBALD** Emma Gilbert,  
emma.gilbert@g-s.co.uk  
01224 625024

**Knight Frank** Matthew Park  
matthew.park@knightfrank.com  
01224 415951

A Development by



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