

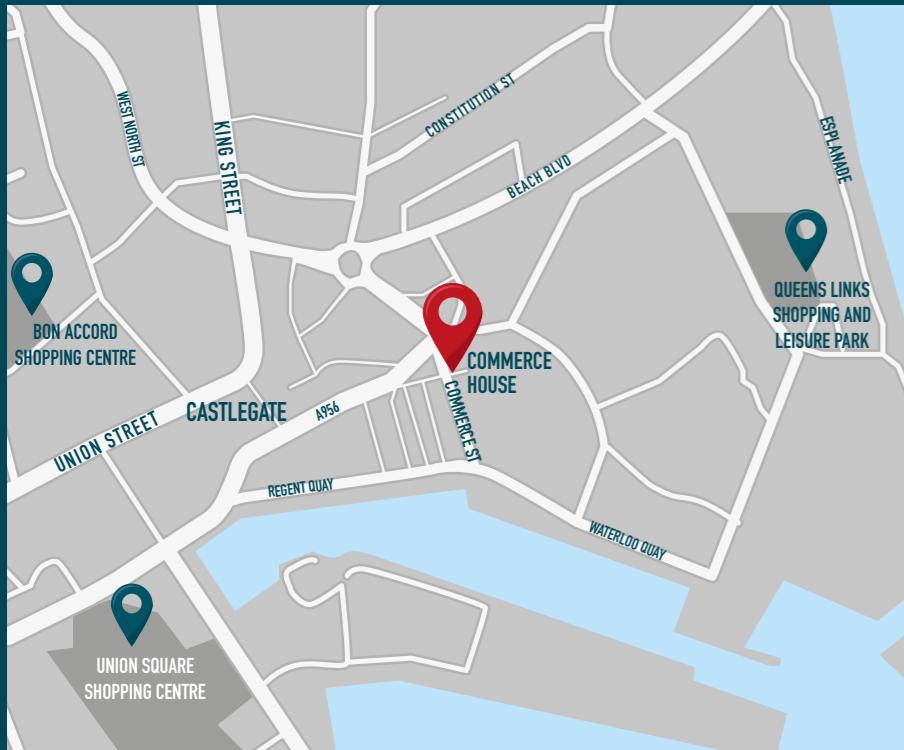
TO LET

High Quality Office Accommodation
From 606 sq.ft – 4,931 sq.ft
12 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 three self-contained suites situated over ground and first floors, 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 12 on site car parking. 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

	Sq.m	Sq.ft
Ground Floor		
Suite 1	169.55	1,825
First Floor		
Suite 3	232.26	2,500
Suite 4	56.30	606
Total	455.11	4,931

The floors are available as a whole, as separate suites or as a combination.

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.

Rateable Value

Suite 1 = £33,250
 Suite 3 = £39,750
 Suite 4 = £11,250

An incoming occupier may qualify for 100% rates relief for Suite 4 under the Small Business Bonus Scheme.

EPC Rating

The building has an EPC rating of 'F'

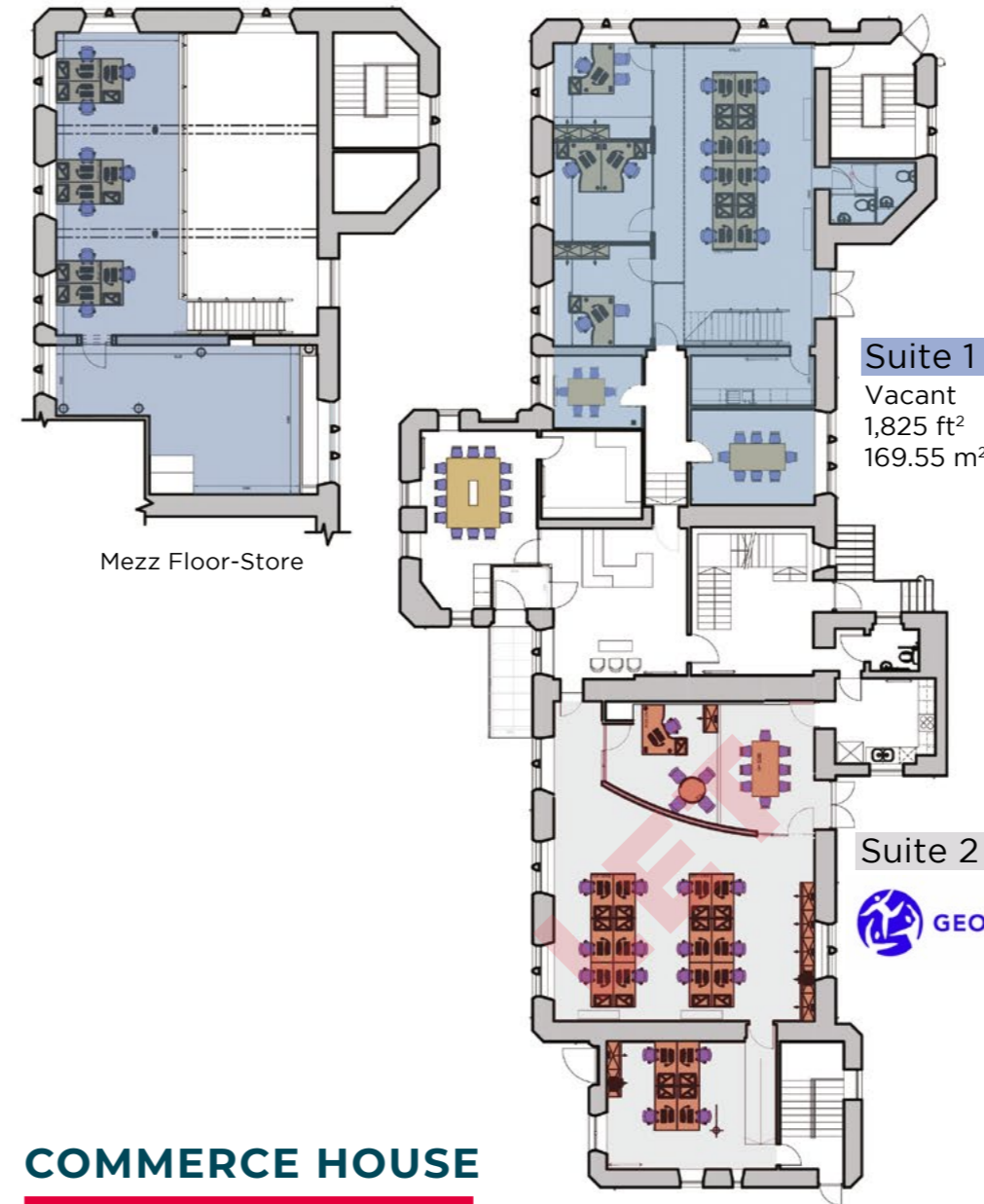
Entry

Immediate following conclusion of missives

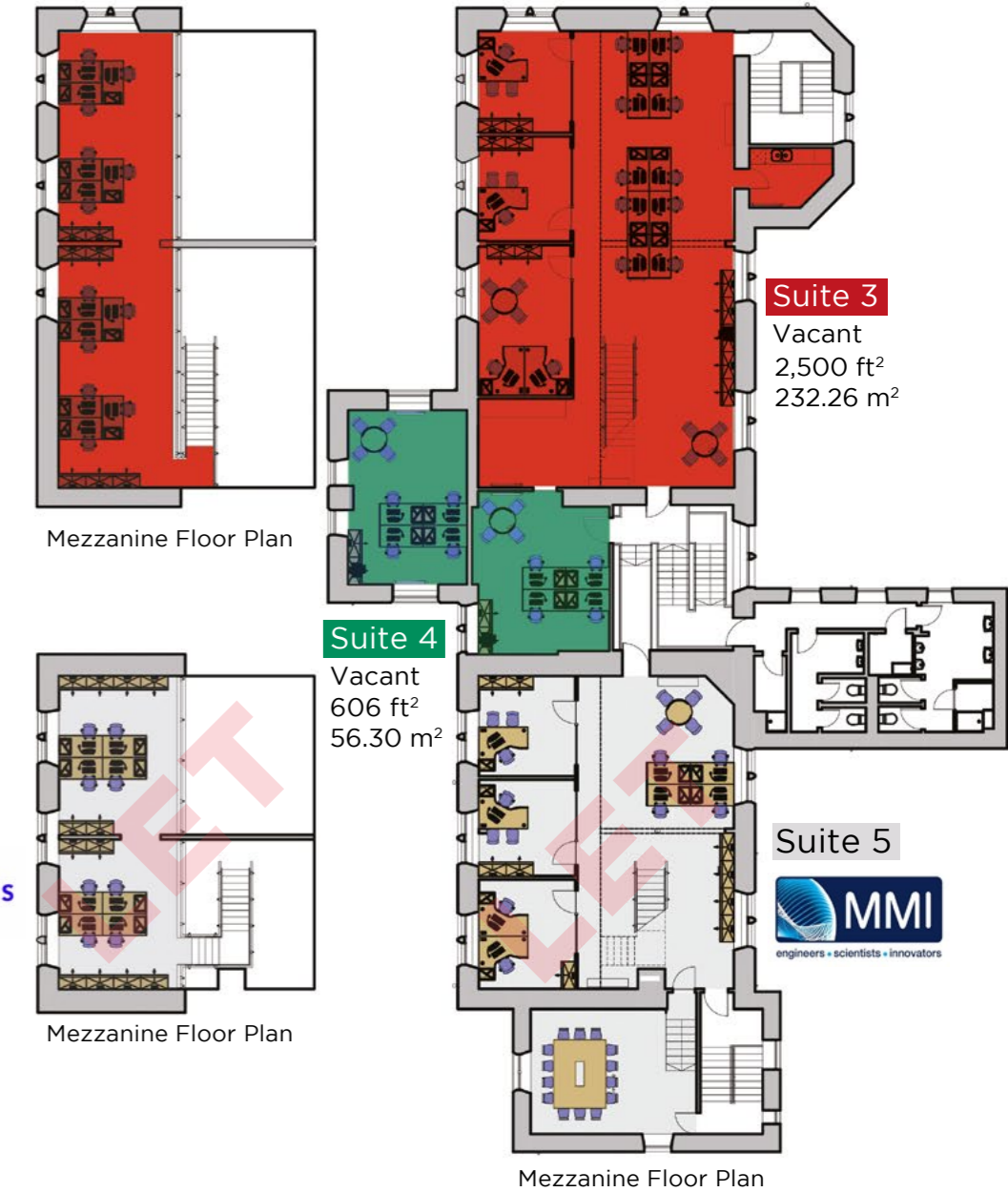
Virtual Tour

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

Ground Floor Plan



First Floor Plan



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Further Details

For further details
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A Development by



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