

FINAL SUITE - 604 sq ft

TO LET
HIGH QUALITY
OFFICE ACCOMMODATION

COMMERCE HOUSE

COMMERCE STREET
AB11 5FN

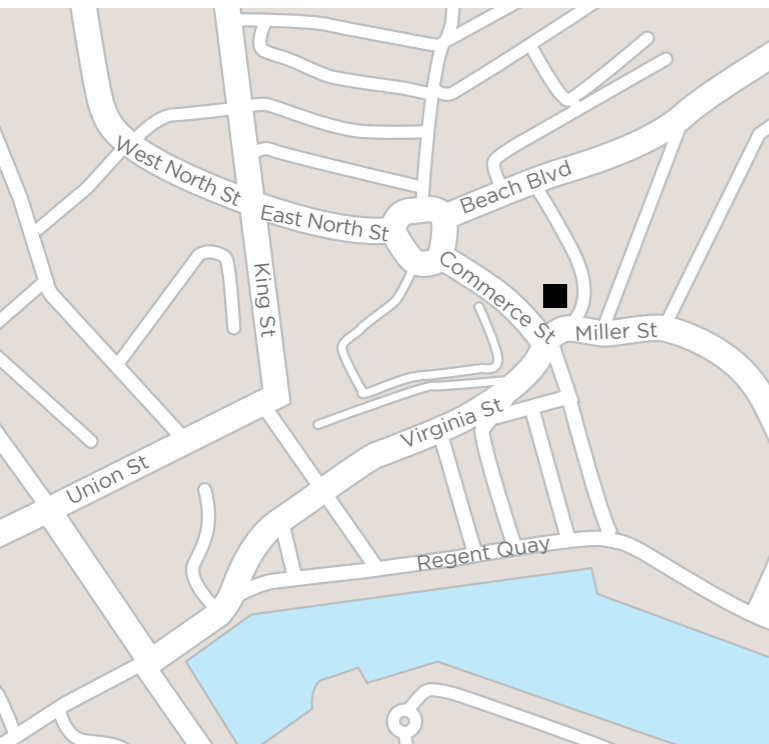




COMMERCE HOUSE

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 former granite and slate school has been sympathetically transformed into high quality office accommodation over 5 self-contained suites. There is a generous, striking main reception area, ample meeting room facilities, kitchen and small gymnasium. The entire building has undergone a substantial refurbishment programme with high standard finishes throughout including air conditioning.

There are a total of 19 on site car parking spaces plus additional parking in the City Council open park located around 50 metres from the building.

EPC RATING

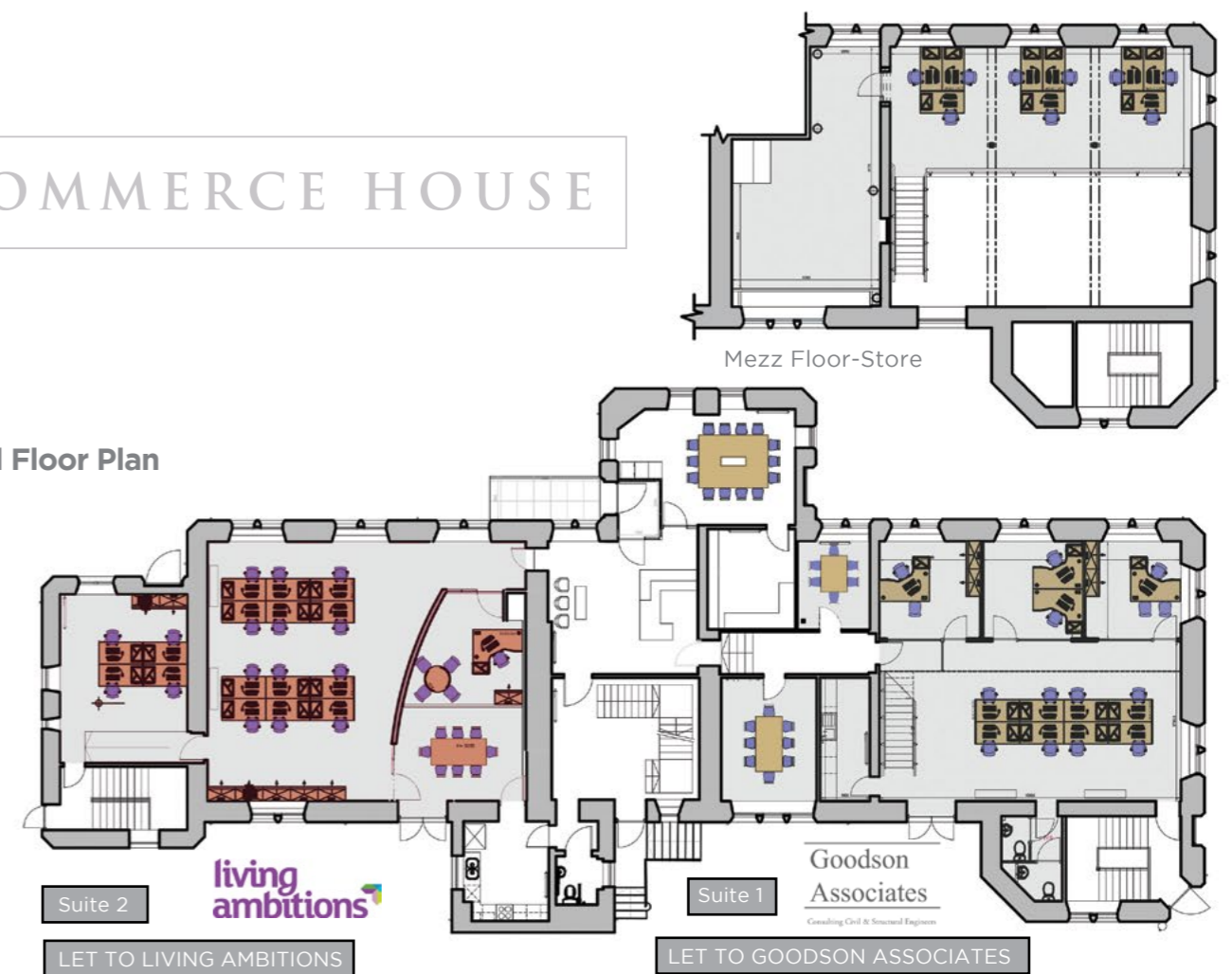
F - a copy of the energy performance certificate is available on request.

LEASE TERMS

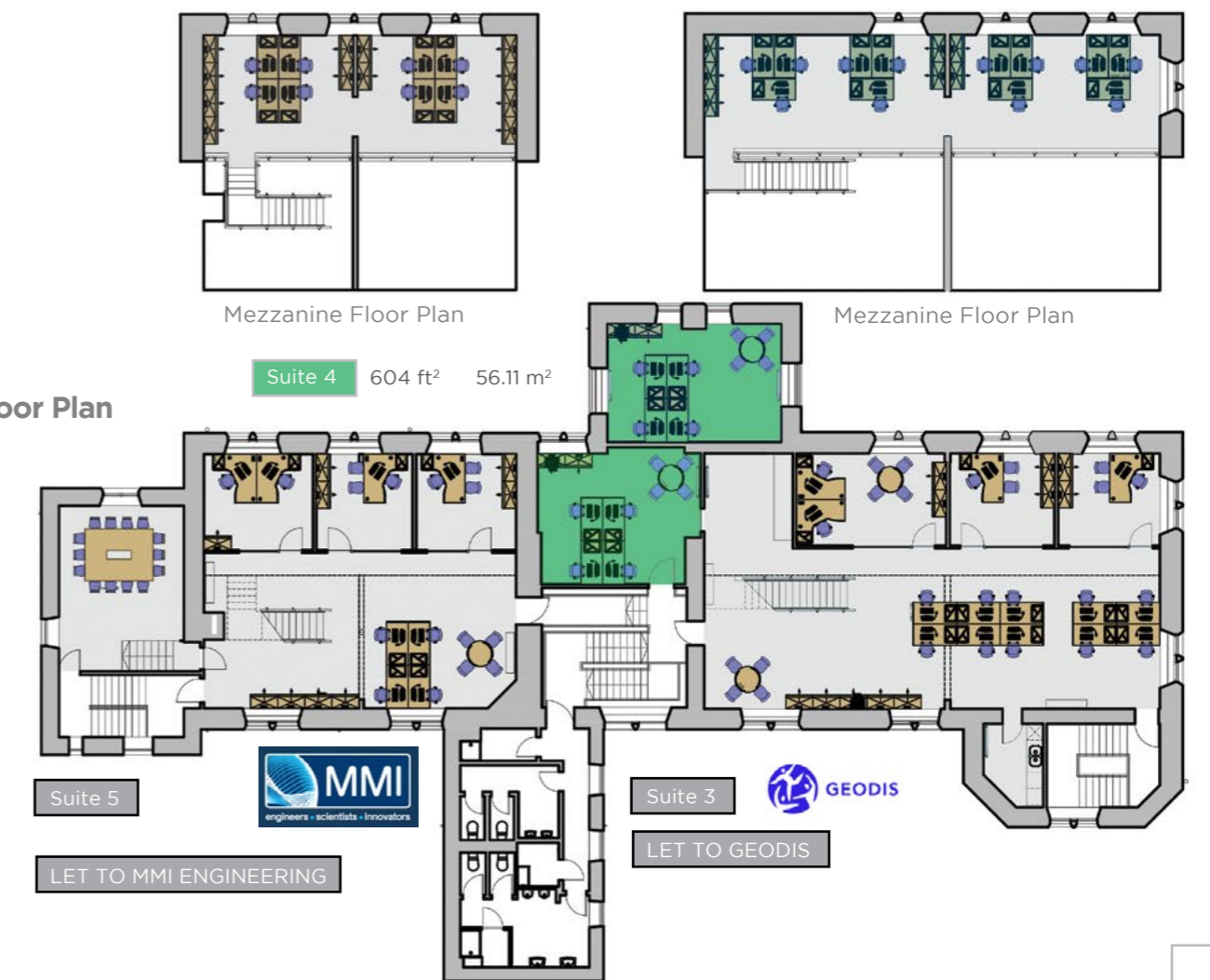
The suites are available on flexible lease terms on tenants' full repairing and insuring basis. Upkeep, common area services, repairs and all HSE requirements will be covered by a service charge. Use and rental charges on the meeting room will be allocated on an equitable basis governed by floor space occupied. Suites are available furnished or unfurnished and telephone systems can also be provided by the landlord. Each suite will be separately assessed for Local Authority Rates. The approximate rate per sq.m is currently £160 R.V.

COMMERCE HOUSE

Ground Floor Plan



First Floor Plan





FLOOR AREAS

Suite 4

First

604 sq ft

56.11 sq m

ENTRY

Immediate

FURTHER DETAILS



Contact: Emma Gilbert, Surveyor
01224 625024

E-mail: emma.gilbert@g-s.co.uk



Contact: Sara Mathieson, Senior Surveyor
01224 218155

E-mail: sara.mathieson@g-s.co.uk



a development by

