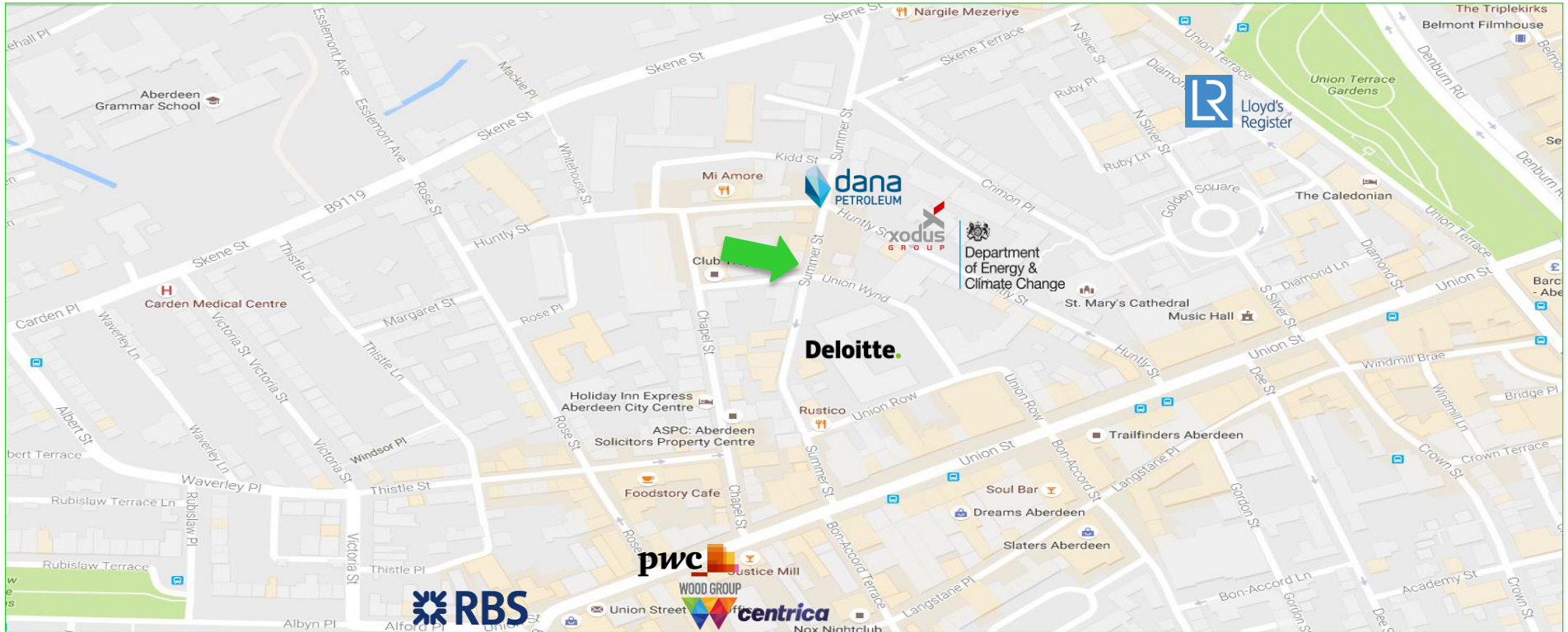


TO LET

BUCHANAN HOUSE, 63 SUMMER STREET
ABERDEEN
AB10 1SJ

COST EFFECTIVE
CITY CENTRE OFFICE
877.63 sq m (9,447 sq ft)





LOCATION

The subjects are located in the heart of Aberdeen city centre on the west side of Summer Street at its junction with Union Wynd, only a short distance from Union Street, the city's principal commercial thoroughfare.

The surrounding area comprises a mixture of retail, office, leisure and residential uses.

Nearby occupiers include Xodus, Dana Petroleum, Fifth Ring, DECC, Crown Office and Procurator Fiscal Service as well as Burness Paull, Barclays and Aberdeen Asset Management in the nearby Union Plaza office development.

DESCRIPTION

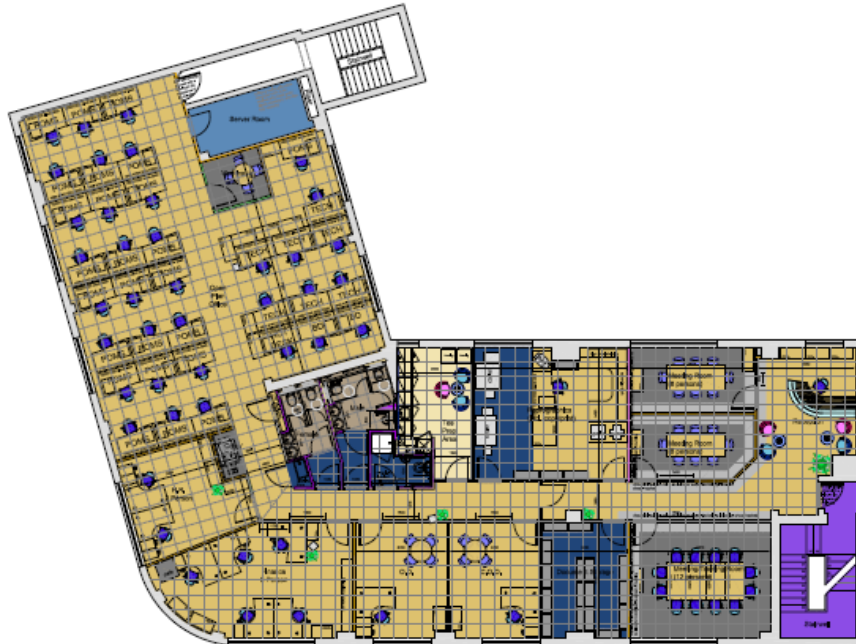
The property is a detached, 2 storey and mansard building of rendered blockwork construction which occupies a prominent corner position.

The subjects comprise the first and second floors and are arranged in two wings forming an "L-shaped" plan. The main personnel entrance is located at the eastern corner of the building via a dedicated entrance on Summer Street.

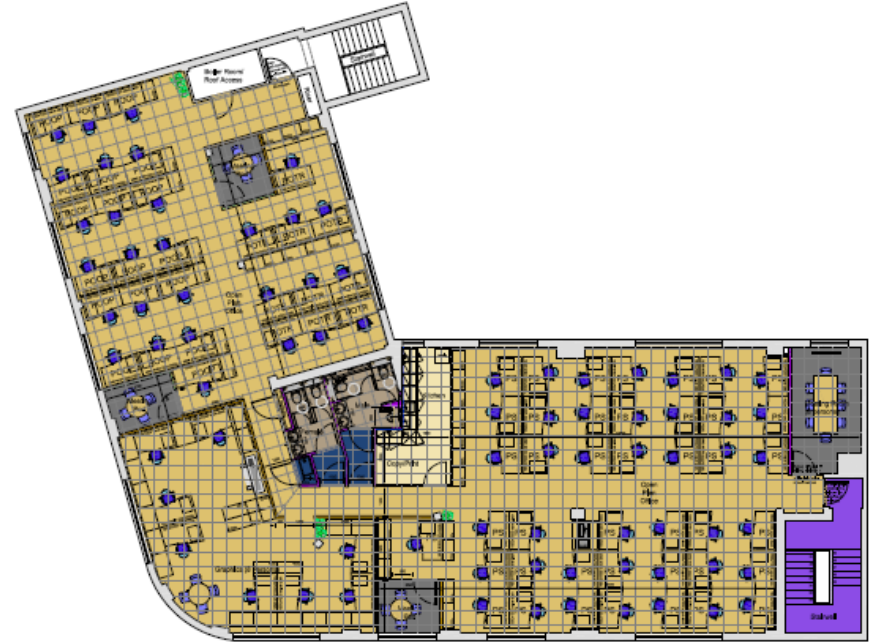
The accommodation was fully refurbished in 2013 and is predominately open plan with a number of private offices/meeting rooms plus welfare on each level including shower facilities.

We understand the subjects benefit from **two car parking spaces**. Monthly permits are available in the Chapel Street multi storey car park in close proximity.

FLOOR PLANS



First Floor Plan Scale 1:100



Second Floor Plan Scale 1:100

ACCOMMODATION

The subjects have been measured in accordance with International Property Measurement Standards (IPMS 3) and extend to the following approximate floor areas:

Floor	sq. m	sq. ft
First	433.85	4,670
Second	443.78	4,777
TOTAL	877.63	9,447

Limited Use: 41 sq ft

LEASE TERMS

The property is held on a full repairing and insuring lease expiring **14th November 2021**. The current rent is **£106,692 p.a.** (£11.29 per sq ft) exclusive of VAT, subject to a final upwards only rent review on 14th November 2016.

Our client is seeking to assign their leasehold interest, although may consider sub-leasing.

RATEABLE VALUE

£96,000



CONTACT US

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CBRE

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ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of C.
Full documentation can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the transaction. The ingoing tenant will be responsible for any LBTT and Registration dues, if applicable.

ENTRY

Immediately upon conclusion of legal missives.

FURTHER INFORMATION

To arrange a viewing or for further information, please contact the sole letting agents.

