

TO LET
PROMINENT CITY CENTRE OFFICE BUILDING



BRAEMAR HOUSE, 267 UNION STREET, ABERDEEN, AB11 6BR

LOCATION

The property is located on a prime corner site on the south side of Union Street at the junction with Bon Accord Street. Union Street is Aberdeen's principal shopping thoroughfare providing a wide array of local amenities within the immediate vicinity. The property is well served by transport links, Aberdeen's main bus and railway stations are less than a 10 minute walk away. There are multiple bus services that go along Union Street, providing links to all areas of the city. The location plan is as shown on the street plan in the particulars for identification purposes only.

DESCRIPTION

Braemar House comprises a substantial end-terrace building of granite and slate construction arranged over ground, 3 upper floors and basement storage. The property has been maintained to a high standard to include the following:

- Flexible open plan office suites, with some demountable partitioning in situ
- Floor boxes
- Suspended acoustic tiled ceilings
- Comfort cooling
- 8 person passenger lift
- Male and female W/C's on each floor
- Canteen / kitchen areas on each floor

ACCOMMODATION

We calculate the following approximate area, in accordance with Net Internal Areas (NIA) as follows:

Floor	SQ. M	SQ. FT
First Floor	609.78	6,564
Second Floor	609.78	6,564
Third Floor	569.32	6,128
Total	1,788.88	19,256



CAR PARKING

A private car park comprising of 8 spaces is located on Old Mill Road. Additional spaces may be available

LEASE TERM

The property is available on full repairing and insuring terms for a period to be negotiated

RENT

On application

RATING

The property is entered into the valuation roll as follows:

First Floor Net & Rateable Value - £54,500

Second Floor Net & Rateable Value - £54,000

Third Floor Net & Rateable Value - £69,000 (Draft 2023 revaluation figure - £51,500)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Rating of E. Further details available on request

VAT

All figures quoted are exclusive of Value Added Tax

ENTRY

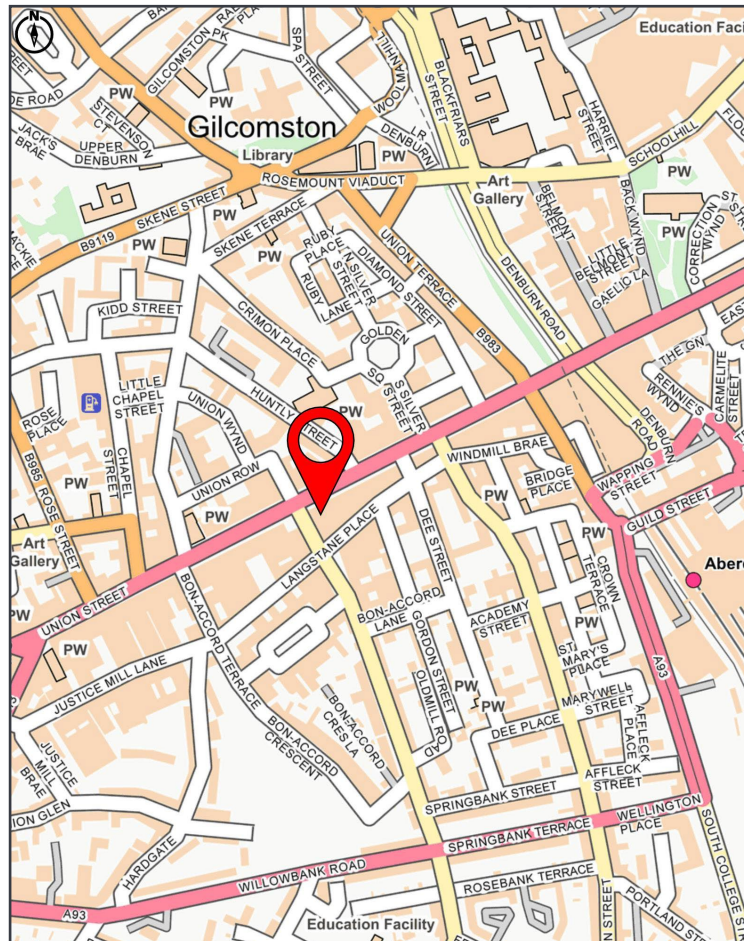
Immediate

LEGAL COSTS

Each party will bear their own legal costs in connection with the lease. The ingoing tenant will be liable for LBTT and registration dues in the normal manner

OFFERS AND VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view on a strictly appointment basis:



For any queries or to arrange a viewing, please contact —



Chris Ion

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. G.Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: December 2022

