

TO LET

Kirkgate House

UPPERKIRKGATE
ABERDEEN
AB10 1HW

333 - 1,647 sq m (3,584 - 17,728 sq ft)

High Quality Fit Out

Available in Part or Whole

Generous Incentives Available





Location

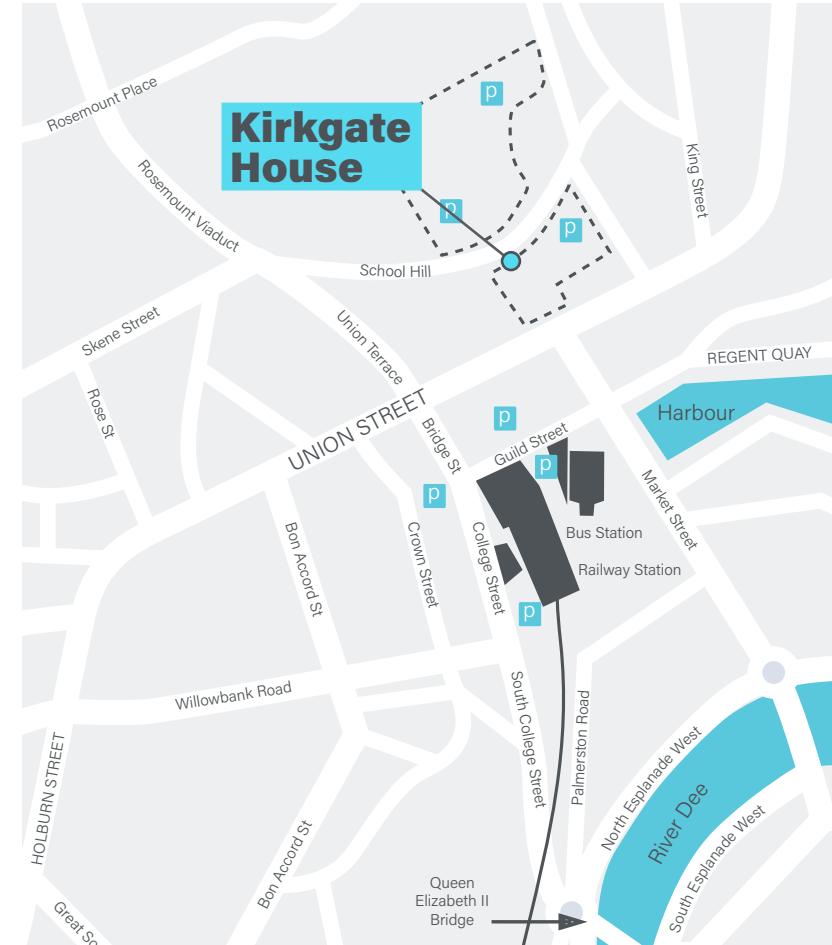
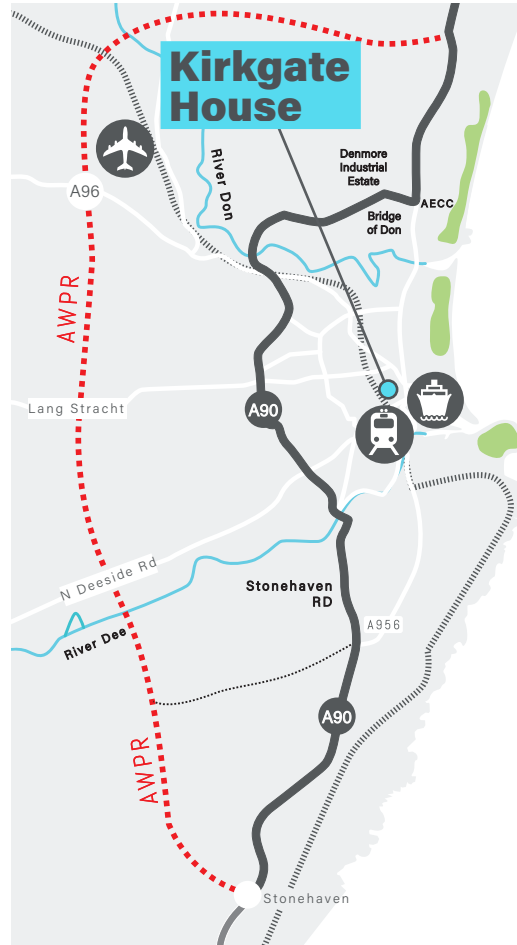


At the heart of Aberdeen city.

The subjects are situated within the heart of Aberdeen city centre on the upper level of the St Nicholas Shopping Centre. The Bon Accord Shopping Centre and Union Street are both in close proximity and accordingly the subjects benefit from excellent access to retail, restaurant and leisure uses.

The subjects are opposite the Marischal Square development with Marischal College, Aberdeen City Council's Headquarters also being nearby.

The Central location of the subjects ensures that the premises are easily accessible from all parts of the City and Shire. The main bus and train stations are within easy reach with all main bus routes also being accessible from nearby locations. Given the central location the premises are also easily accessible to the City's inner ring road system and the Aberdeen Western Peripheral Route (AWPR)





high specification



Kirkgate House has been fitted out to a high specification and is arranged over ground, first and second floors of DDA compliant accommodation.

The first and second floors are accessed from either the stairwell or a passenger lifted and comprises of open plan office accommodation with separate male and female w.c. facilities at each level in addition to a breakout/kitchen area. The office space provides good quality office accommodation which is fitted out to provide private offices in addition to providing a large open plan working environment. The accommodation has been fully carpeted, with a suspended ceiling being installed incorporating modern recessed lighting along with air conditioning. Canteen and w.c. facilities are located within the suite. The building has good levels of natural light provided via extensive double glazed windows.

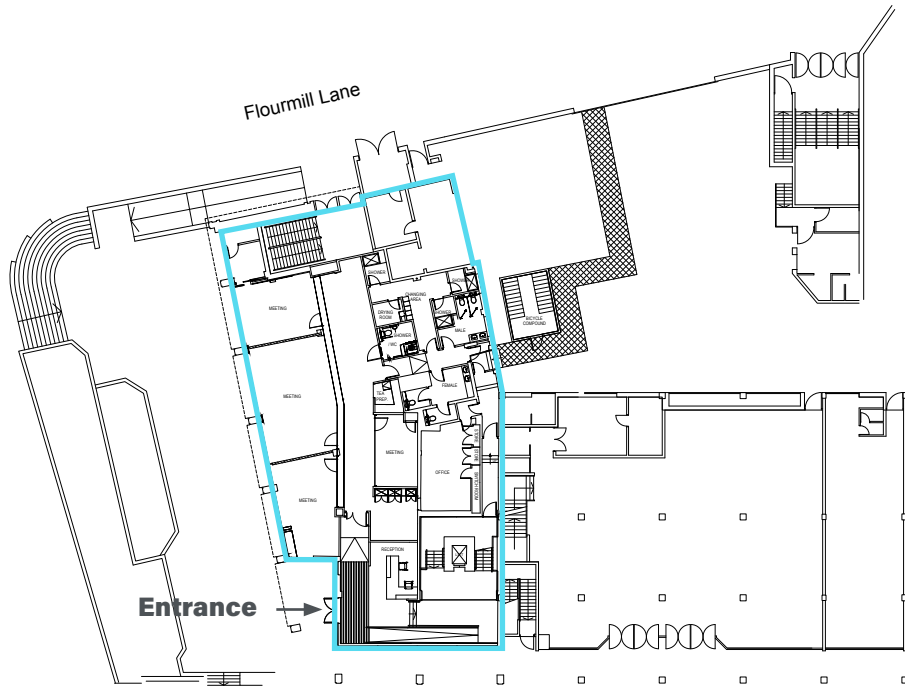
In addition, the ground floor provides a dedicated entrance to the building and reception area along with various high quality meeting rooms, kitchen area and w.c. facilities.



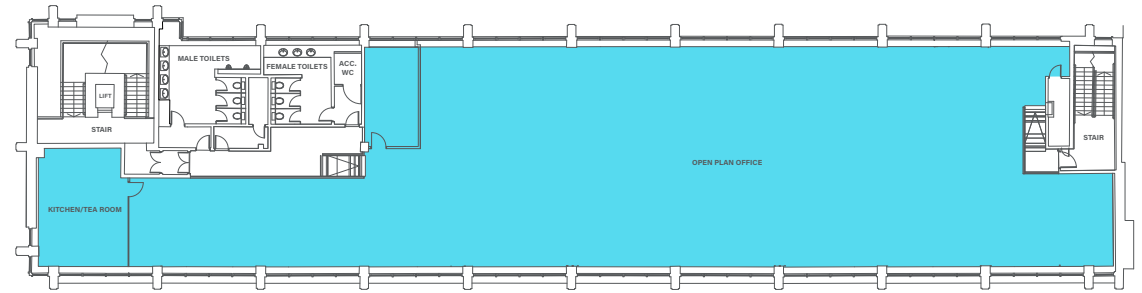
Accommodation

Ground Floor – 333 sqm (3,584 sqft)
First Floor – 657 sqm (7,072 sqft)
Second Floor – 657 (7,022 sqft)
Total - 1,647 sqm (17,728 sqft)

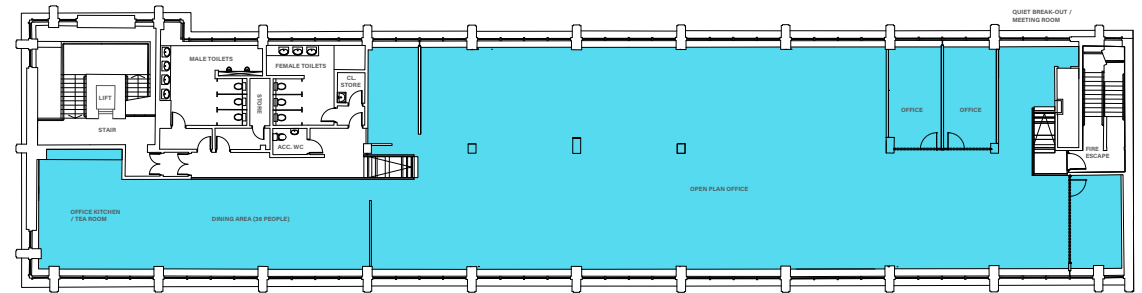
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Ground Floor



First Floor



Second Floor



Further information

Ready to Occupy

The premises benefit from a good quality fit out and would be ready for immediate occupation with all IT/Coms currently in situ.

Sub-division

The premises would be available in whole or by floor by floor.

Car Parking

25 car parking spaces area associated with the accommodation, although further spaces may be available within the area.

Lease Terms and Rental

The premises are available on negotiable terms by way of either an assignment of the current lease or on the basis of a sub-lease with further information available upon application.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £299,000. This figure is currently subject to an appeal.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

Entry Date

Upon conclusion of legal missives.

Energy Performance Certificate

The subjects have a current Energy Performance Rating of "B". Further information and a recommendation report is available to seriously interested parties on request.

Video Tour

A video tour of the premises are available at:



Viewing

For further information or viewing arrangements please contact the joint agents:

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**Lambert
Smith
Hampton**

