SUITE D - SPACE PLAN

937 ft² / 87 m²
2 parking spaces

10 x DESK OPEN PLAN OFFICE
With ample room for more desks
LOCATION

The subjects are located on St. Swithin Row within Aberdeen’s prestigious West End office district.

The property is located only a short distance from Queen’s Road, Albyn Place and Carden Place and only a 5 minute walk from Union Street, the City’s main commercial thoroughfare. Occupiers in close vicinity include Stronachs, Thorpe Molloy, Johnston Carmichael, Bank of Scotland and RBS.

The exact location of the premises is shown on the street plan overleaf.

CAR PARKING

Both suites benefits from 2 designated car parking spaces located in the forecourt to the front of the property. Two additional car parking spaces are held on a separate lease which may become available at an additional rent of £1,500 per annum, per space.

DESCRIPTION

The subjects comprise two separate open plan office suites at ground and first floor level contained within a modern two-storey building of stone construction under a pitched tiled roof.

Internally, the suites are of an open plan nature with the upper suite featuring a meeting room. The suites also benefit from a tea prep facility and designated male and female toilets. Both suites have carpet tiled flooring, suspended ceiling grid incorporating comfort cooling and modern lighting. They are fully network cabled including power, IT and data points.

The building further benefits from a communal modern reception entrance, as well as a communal shower room and disabled toilet. There is also a timed door entry system allowing 24 hour access.

ACCOMMODATION

We can confirm that we have calculated the approximate net internal floor area in accordance with the RICS Code of Measuring Practice (6th ed).
To discuss how Knight Property Group can accommodate you at No.1 St Swithin Row, or to discuss the terms in further detail, please contact our letting agents.

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