

TO LET



CRAIBSTONE HOUSE
BON ACCORD STREET, ABERDEEN

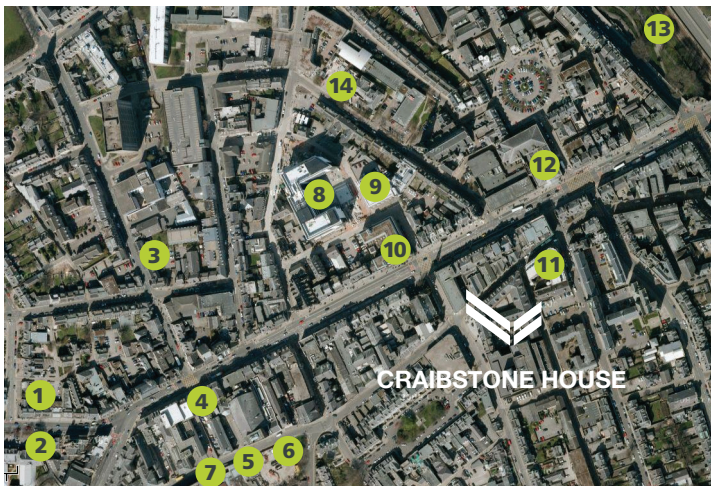
FULLY REFURBISHED MODERN FLEXIBLE
OPEN PLAN OFFICES WITH PARKING
1302 sq m / 14015 sq ft



BOARDROOM, DIGITAL IMPRESSION

LOCATION

The premises occupy a prominent location at the corner of Bon Accord Street and Langstane Place in the heart of the city centre. Situated close to the west end of Union Street and the prime "west end" office area of Aberdeen, the location will provide an occupier with excellent staff amenities nearby as well as being in close proximity to major energy related companies and professional businesses. The location and nearby occupiers are shown on the plan below.



1 Genesis **2** RBS & Lloyds **3** Johnstone House **4** Dunfermline **5** iQ-Wood Group Centrica **6** Park Inn **7** Travel Lodge **8** Union Plaza Hess, GDF Suez AGR, Aberdeen Asset Management Deloitte, Burness Paull **9** Dana **10** JP Kenny **11** Ebury House **12** Music Hall **13** Union Terrace Gardens **14** Xodus

DESCRIPTION

The subjects comprise a fully refurbished open plan office suite with exclusive male and female toilet facilities and a separate reception/waiting area. Refurbished to a high standard, the specification will include

- Raised access floors with 100 mm clear void
- New suspended ceilings incorporating LG7 light fittings
- Comfort cooling and heating system
- New toilets and staff facilities
- New frontage which will allow tenant to impose their own identity
- Floor to ceiling height of 2.7 m
- DDA compliant

ACCOMMODATION

The Net Internal Area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate on completion of the refurbishment the accommodation will extend to 1302 sq m / 14015 sq ft or thereby.

CAR PARKING

14 exclusive car parking spaces will be provided in addition to on site cycle storage.

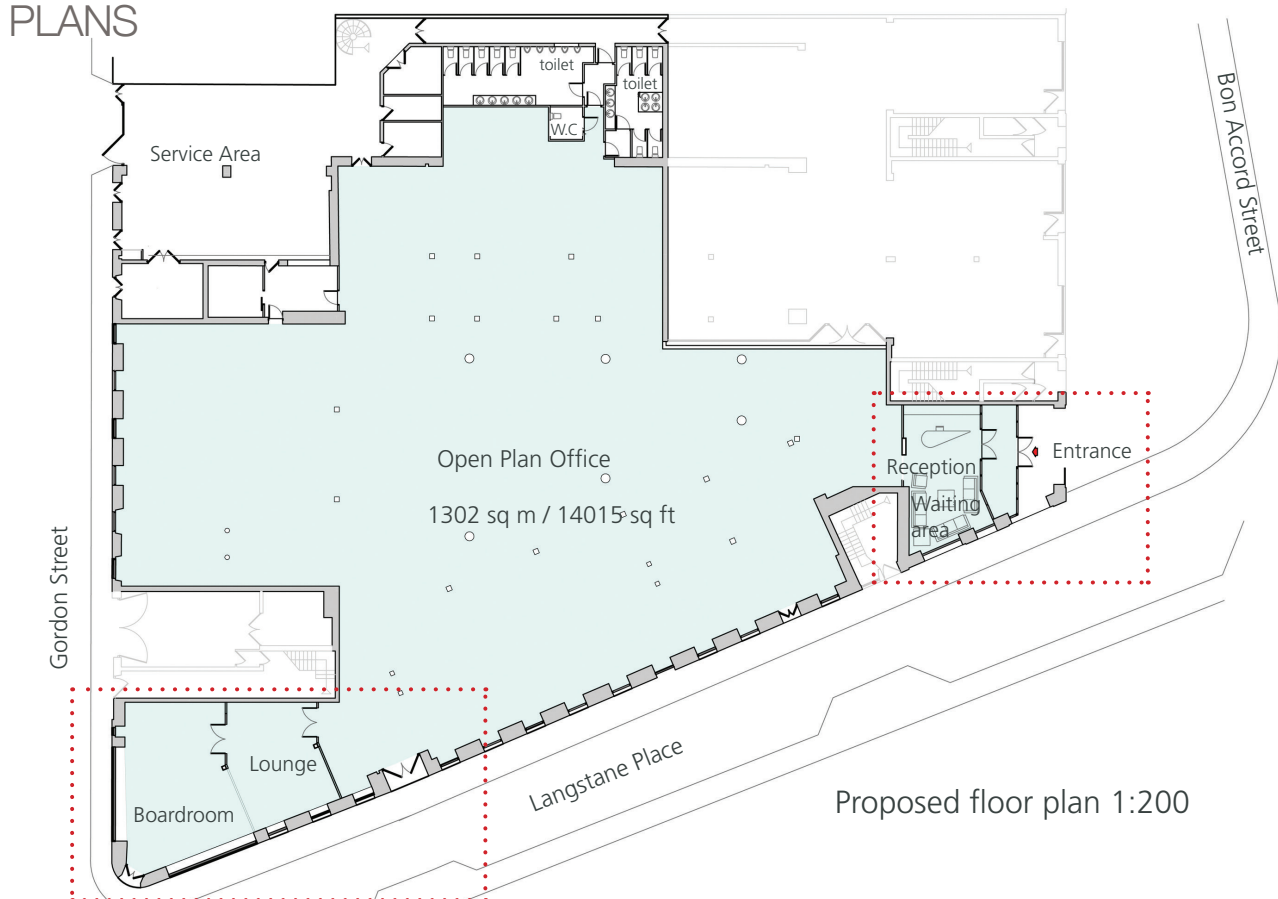
Additional parking may be available nearby.



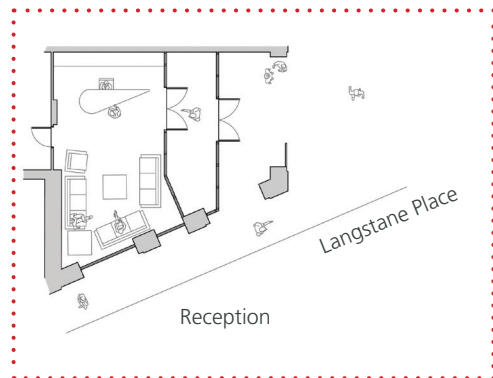
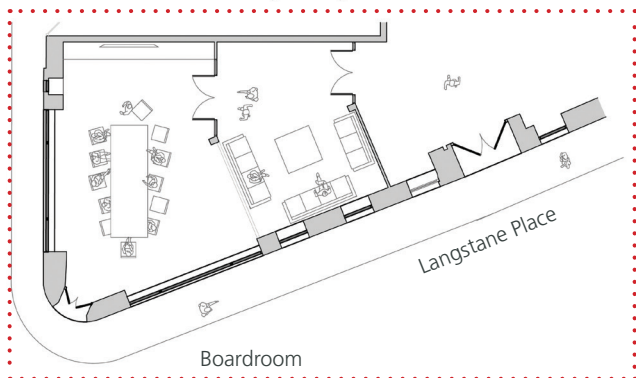


NIGHT TIME EXTERNAL, DIGITAL IMPRESSION

PLANS



Proposed floor plan 1:200



ENTRY

Estimated to be available for Q2 2015

RENTAL

Upon Application

LEASE TERMS

The premises are available on a new Full Repairing lease for a period to be agreed.

RATING ASSESSMENT

To be assessed.

EPC

The development will target an EPC rating of B

SPACE PLANNING

Our clients can assist with space planning layouts for prospective tenants.

FURTHER INFORMATION

Further information available from the joint letting agents.



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