

GVA James Barr

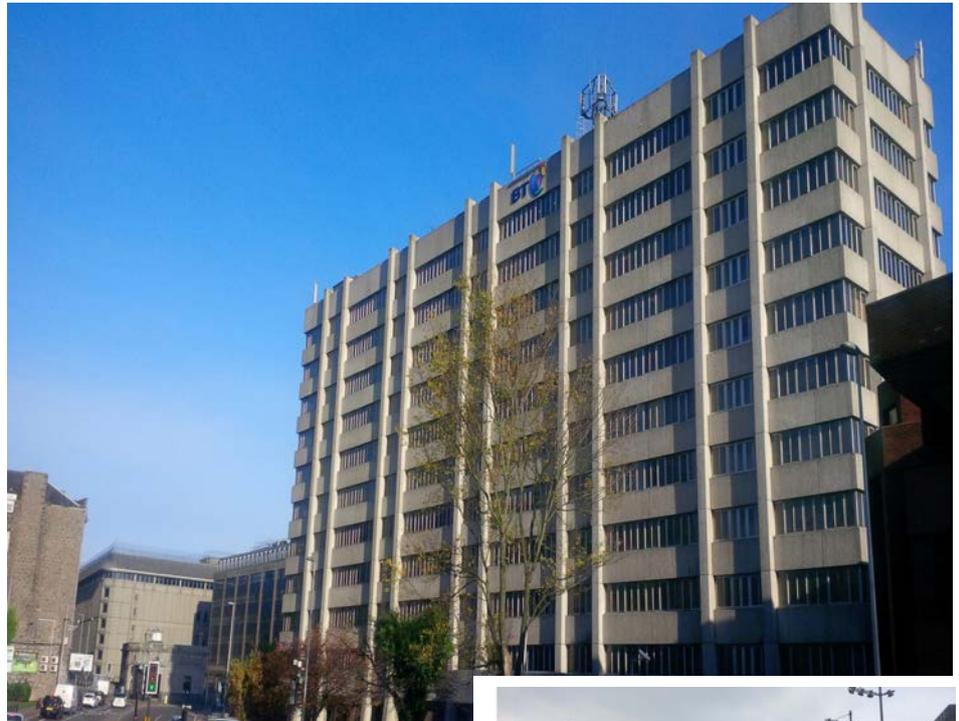


To Let

New Telecom
House

73 College Street
Aberdeen
AB11 6FD

March 2015



- From 279 sq m (2,998 sq ft) to 2,019 sq m (21,728 sq ft)
- City centre location
- Directly above Aberdeen train and bus stations
- Immediately adjacent to Union Plaza, Aberdeen's newest retail destination

gva.co.uk/7088

Location

New Telecom House comprises a large 1970's building located in the heart of Aberdeen City, on the east side of College Street (A93) which links in to the main arterial route (A956) into the city centre from the A90 motorway via the harbour. The motorway connects Aberdeen to Dundee in the south and the central Scotland motorway network beyond.

New Telecom House is immediately adjacent to Union Plaza Shopping Centre and Aberdeen's transport hub.

Adjacent to the building is the College Street public car park which has 24 hour access to 715 car parking spaces. In addition to this there are an additional 1,700 car spaces within the 700,000 sq ft Union Plaza retail development.

Description

The available accommodation comprises a number of floors accessed via the manned ground floor reception. The floors provide open plan office accommodation with some demountable partitioning. Male and female toilets are provided on each floor with shower facilities located on alternate floors.

Specification

The building specification includes:

- perimeter trunking
- suspended ceiling
- male & female WC's on each floor
- 3 passenger lifts
- full carpeting throughout
- shower facilities on alternate floors

Floor areas

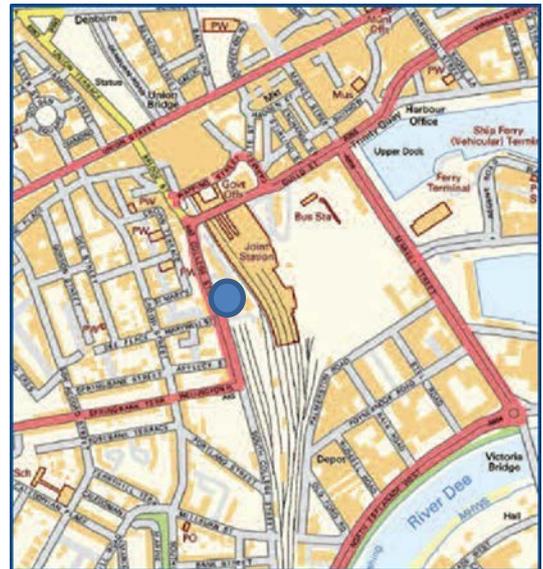
The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a net lettable area as follows:

Floor	Sq m	Sq Ft
Level 0	348	3,746
Level 1	279	2,998
Level 2	Occupied by BP	
Level 3	Occupied by BP	
Level 4	696	7,492
Level 5	696	7,492
Level 6	Occupied by Wood Group	
Level 7	Occupied by Wood Group	
Level 8	Occupied by BP	
Level 9	Occupied by BT	
Level 10	Occupied by BT	
Level 11	Occupied by BT	
Total	2,019	21,728

The suites have the ability to be sub-divided to suite tenant requirements from circa. 348 sq m (3,746 sq ft).

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Quoting Terms

The subjects are available to lease on full repairing and insuring terms expiring on 1st January 2021 at a passing rent equating to approximately £13.00 per sq ft exclusive of VAT, rates & service charge. Our clients will give consideration to a sub-letting for a shorter period subject to terms.

Rates

The premises will require a new assessment by Aberdeen city council upon occupation.

Service Charge

Full details upon request.

For further information or an appointment to view please contact:

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