

TO LET  
HIGH QUALITY  
OFFICE ACCOMMODATION

COMMERCE HOUSE

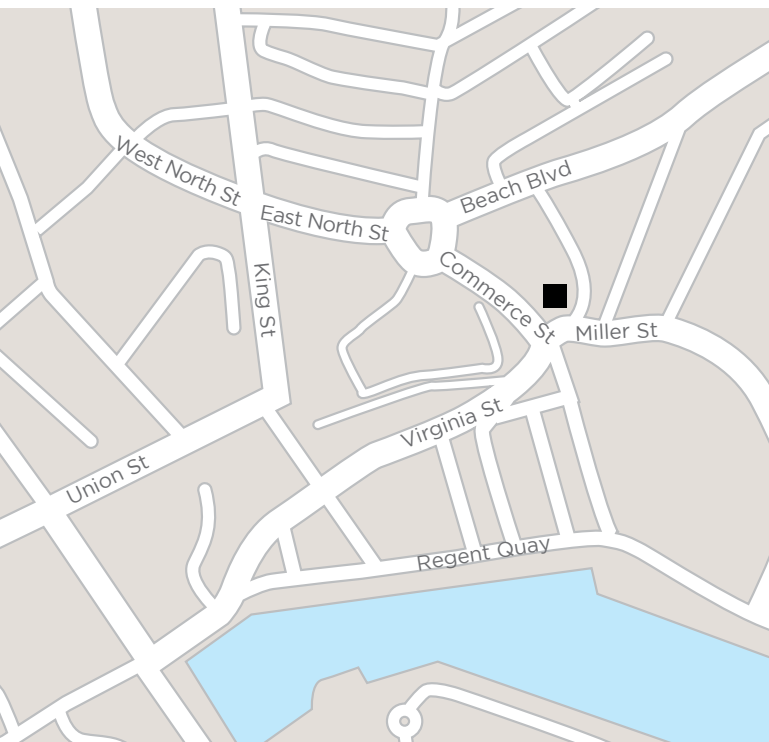




# COMMERCE HOUSE

## LOCATION

The latest in the line of Cromdale Business Centres occupies a prominent, highly visible corner location at the junction of Commerce Street and Virginia Street, 5 minutes walk to Union Street and within 10 minutes of Union Square, rail and bus stations..



## DESCRIPTION

The former granite and slate school has been sympathetically transformed into high quality office accommodation over 5 self-contained suites. There is a generous, striking main reception area, ample meeting room facilities, kitchen and small gymnasium. The entire building has undergone a substantial refurbishment programme with high standard finishes throughout including air conditioning.

There are a total of 19 on site car parking spaces plus additional parking in the City Council open park located around 50 metres from the building.

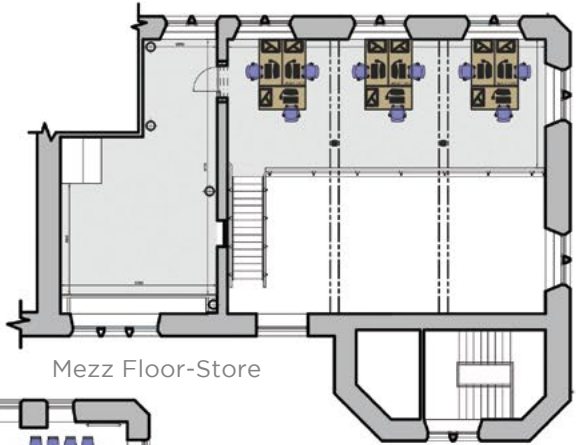
## EPC

Suites to be assessed.

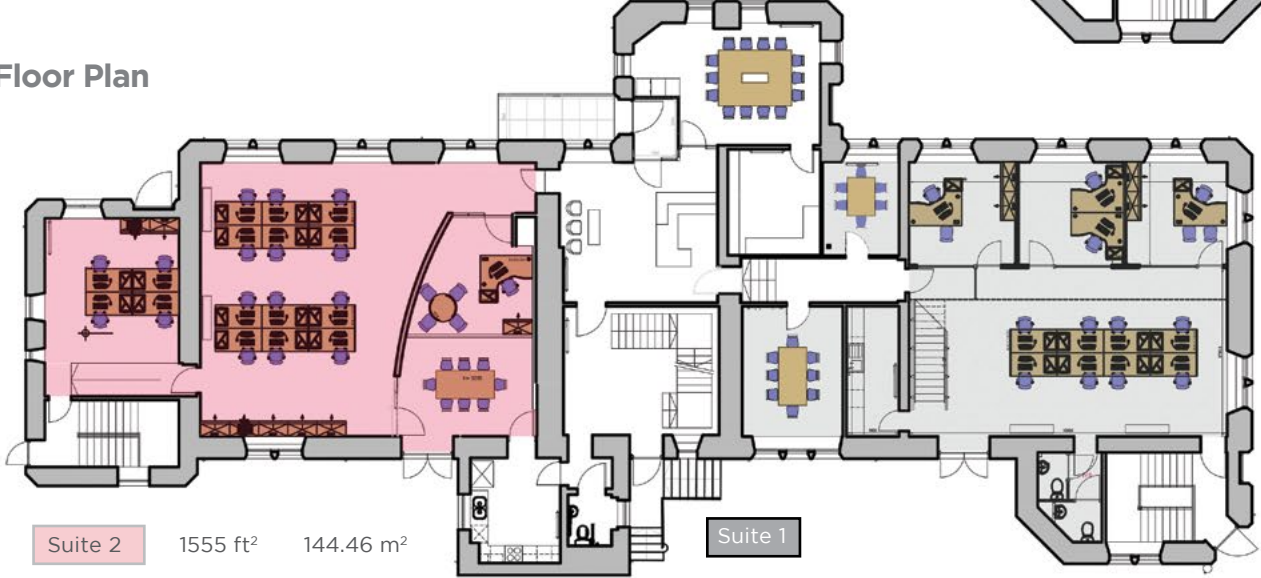
## LEASE TERMS

The suites are available on flexible lease terms on tenants' full repairing and insuring basis. Upkeep, common area services, repairs and all HSE requirements will be covered by a service charge. Use and rental charges on the meeting room will be allocated on an equitable basis governed by floor space occupied. Suites are available furnished or unfurnished and telephone systems can also be provided by the landlord. Each suite will be separately assessed for Local Authority Rates. The approximate rate per sq.m is currently £150 R.V.

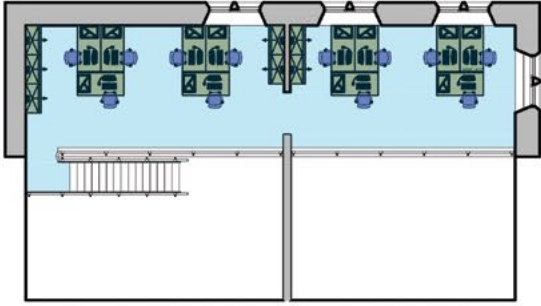
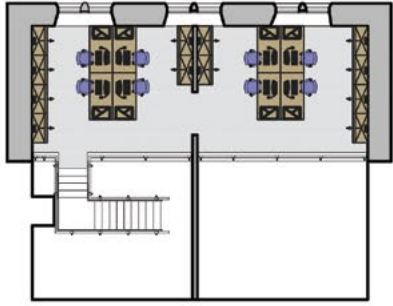
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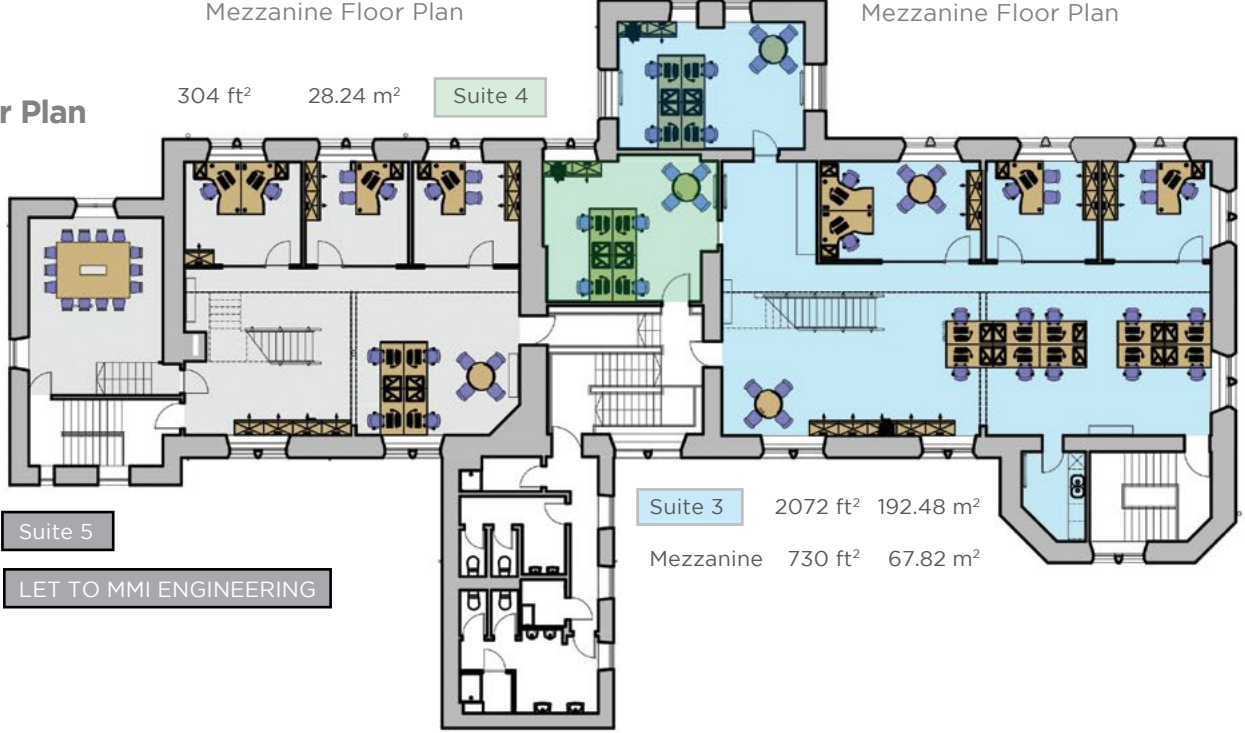
## Ground Floor Plan



LET TO GOODSON ASSOCIATES



## First Floor Plan



LET TO MMI ENGINEERING



## FLOOR AREAS

### Suite 2

Ground	1,555 sq ft	144.46 sq m
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### Suite 3

First	2,072 sq ft	192.50 sq m
Mezzanine	730 sq ft	67.82 sq m

### Suite 4

First	304 sq ft	28.24 sq m
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## ENTRY

Early by arrangement

## FURTHER DETAILS



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