

TO LET / MAY SELL

GRAMPIAN HOUSE, UNION ROW, ABERDEEN

AB10 1SA

Refurbished office accommodation from 174 sq m (1,876 sq ft) to 4,295 sq m (46,231sq ft)



LOCATION

Grampian House is prominently located in the heart of Aberdeen City Centre. With visibility from Union Street, the office offers both a strong profile and a wide selection of amenities on its doorstep.

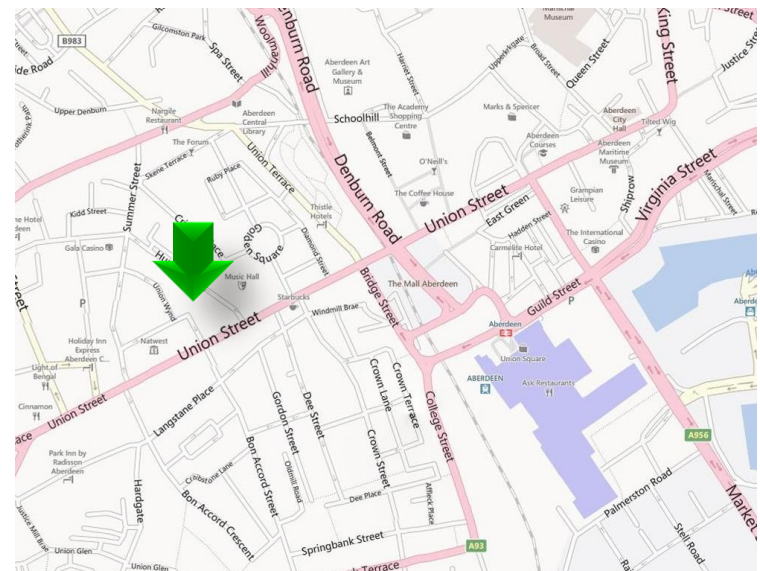
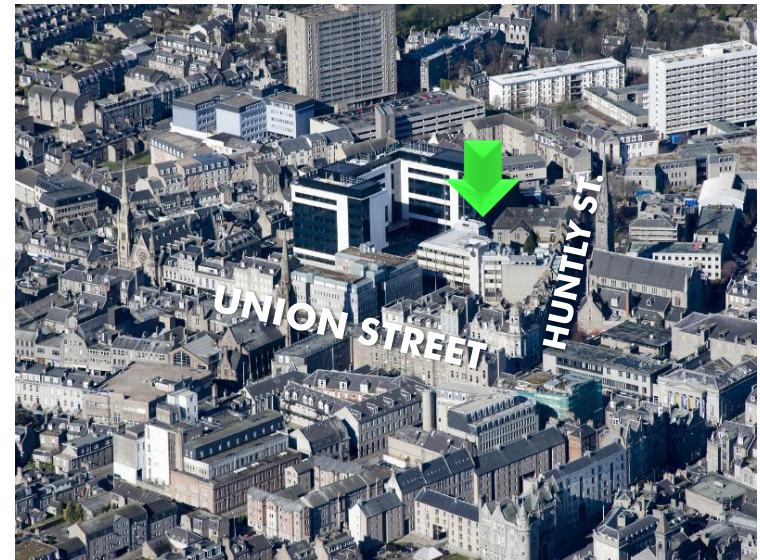
The surrounding area is now recognised as the prime office location as a consequence of nearby new developments. These City Centre offices have secured occupiers including PWC, Centrica, Wood Group, Burness Paull, Deloitte, Exxon Mobil, Barclays and Aberdeen Asset Management.

Grampian House also benefits from being within walking distance of Aberdeen Train Station, Union Square and Bon Accord St Nicholas Shopping Centres. Further amenities close by include Pret A Manger, Starbucks, So, Amarone, Café Andaluz and Nuffield Health Gym.

DESCRIPTION

On completion of refurbishment works the following specification will be provided:

- + Flexible open plan office suites
- + Double height reception/atrium area
- + Carpeted raised accessed floors
- + Metal suspended ceiling incorporating low energy recessed luminaries
- + Fan coil heating/cooling system
- + 2 x 8 person passenger lifts
- + High quality male/female and disabled toilets with shower facilities



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ACCOMMODATION

	SUITE A		SUITE B		TOTAL	
	sq m	sq ft	sq m	sq ft	sq m	Sq ft
Gd Floor	432.5	4,655	436.2	4,695	868.7	9,350
1 st Floor	450.3	4,847	450.2	4,846	900.5	9,693
2 nd Floor	496.9	5,349	443.7	4,776	940.6	10,125
3 rd Floor	495.5	5,334	437.6	4,710	933.1	10,044
4 th Floor	477.8	5,143	174.3	1,876	652.1	7,019
			Total		4,295.0	46,231

CAR PARKING

A total of 58 dedicated parking spaces are available offering an excellent parking ratio of 1:797 sq ft.

LEASE TERMS

Flexible Lease Terms Available.

RENT

On Application.

PRICE

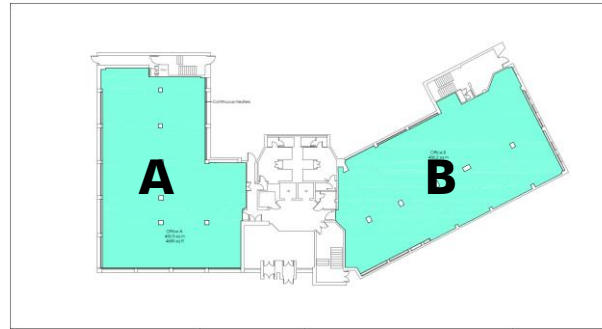
Our clients may consider a sale of their heritable interest and further information is available on request.

SERVICE CHARGE

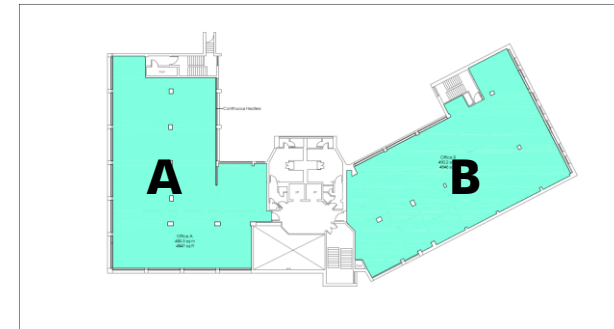
A service charge will be applicable. An estimate can be provided upon request.

ENTRY

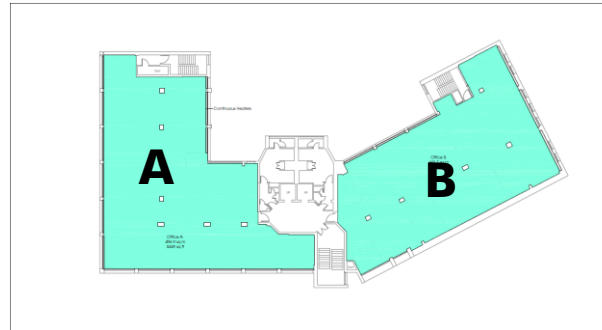
The premises will be available for occupation May 2017



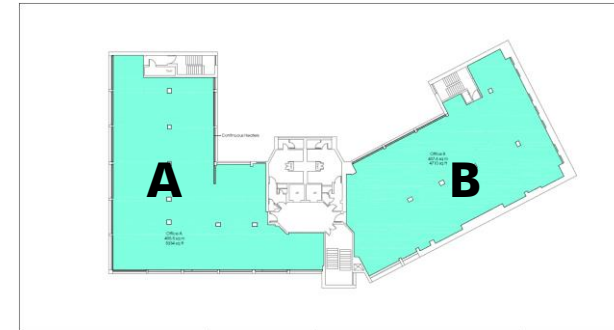
Ground Floor



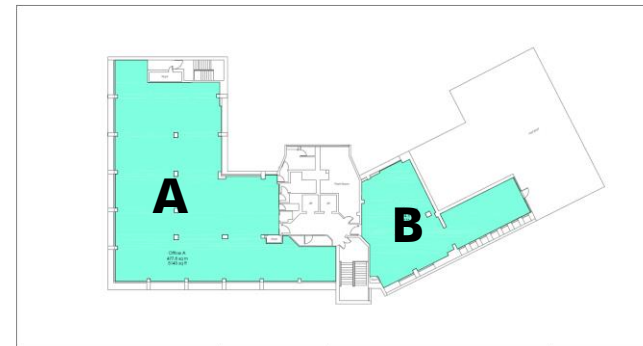
First Floor



Second Floor



Third Floor



Fourth Floor

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building has an EPC rating of D+.

VAT

All figures quoted are exclusive of VAT.

RATING

The occupier will be responsible for all local authority business rates in relation to the accommodation occupied. An estimate can be made upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for any LBTT and Registration Dues.

FURTHER INFORMATION

For further information please contact the sole agents.



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