

TO LET

UPPER FLOOR OFFICES

SHEPHERD
Commercial



● PROPERTY CONSULTANTS ●

73-79 UNION STREET, ABERDEEN, AB11 6BD



- AVAILABLE SEPARATELY OR AS A WHOLE
- RECENTLY REFURBISHED
- FLEXIBLE LEASE TERMS

LOCATION:

The subjects are located within the prime stretch of Union Street and occupy the prominent corner location where Union Street meets Market Street. The subjects are situated on the south side of Union Street.

Occupiers within the vicinity include Caffé Nero, BHS and H&M.

The Goad Plan overleaf illustrates neighbouring occupiers.

DESCRIPTION:

The subjects comprise of second and third floor office premises which are open plan in nature and accessed from the Market Street elevation of the building.

The suites themselves will be refurbished to include new carpeting, redecoration and new lighting.

ACCOMMODATION:

The subjects have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a net internal floor area basis and are as follows:-

Second Floor	123.52 m ²	(1,330 ft ²)
Third Floor	112.75 m ²	(1,214 ft ²)
Total	236.27 m²	(2,544 ft²)

VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



RATING:

The subjects are currently entered into the Valuation Roll as part of a larger entry and will require to be assessed upon occupation.

ENERGY PERFORMANCE CERTIFICATE:



Further information and a recommendation report is available to seriously interested parties on request.

LEASE TERMS:

The subjects are available on a full repairing and insuring sublease for a negotiable duration. Any medium to long term lease shall incorporate regular upward only rent reviews.

RENTAL:

The subjects are available at a rental of £12.50 per square foot.

VAT:

All rents quoted are exclusive of VAT.

ENTRY DATE:

Immediate entry is available upon completion of legal formalities.

VIEWING:

For further information or viewing arrangements please contact the joint agents:-



J & E Shepherd, Chartered Surveyors

35 Queens Road, Aberdeen AB15 4ZN

Tel: 01224 202800 Fax: 01224 202802

Email: mark.mcqueen@shepherd.co.uk

Contact: **Mark McQueen**



PROPERTY CONSULTANTS

SGM Property Consultants

25 Blythswood Square, Glasgow, G2 4BL

Tel: 0141 285 7940

Email: ewan@sgmproperty.co.uk

Contact: **Ewan Mackay**

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