

TO LET

**Grade A Office
Premises**

Top floor of iconic building

Fitted and ready to occupy

Car parking available

5th Floor – 788.76 sqm (8,490
sqft)

Rental – Upon Application

**LEVEL 5, 1 MARISCHAL SQUARE, BROAD STREET, ABERDEEN,
AB10 1BL**

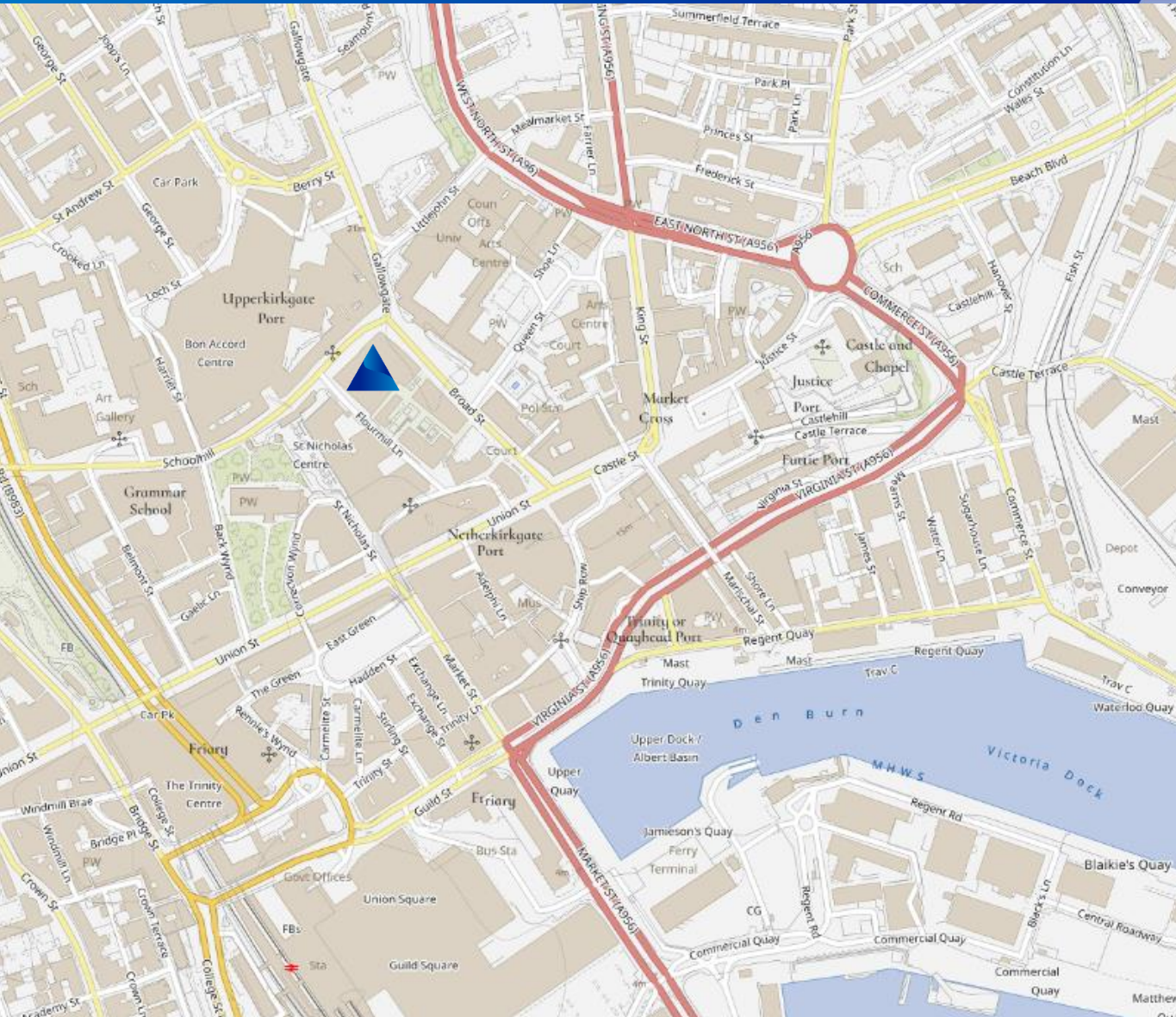
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Location

LEVEL 5, 1 MARISCHAL SQUARE, BROAD STREET,
ABERDEEN, AB10 1BL



Marischal Square occupies a prominent location within the heart of Aberdeen City Centre. The development is located on Broad Street and is within easy reach of Union Street, Bon Accord Shopping Centre and a wide variety of local amenity.

The development itself, provides modern, grade A office accommodation on upper levels with food and beverage offerings at ground floor to include All Bar One and Costa Coffee.

Union Square and the City's main transport hub is a short distance to the south and within easy walking distance.

**Grade A, Ready to Occupy
Office Premises**



FIND ON GOOGLE MAPS



Description

LEVEL 5, 1 MARISCHAL SQUARE, BROAD STREET,
ABERDEEN, AB10 1BL



The premises comprise part of the 5th floor of 1 Marischal Square comprising of modern grade A offices. The suite is fully fitted and ready to occupy.

1 Marischal Square comprises of 122,000 sqft of accommodation over six floors with the ground floor providing leisure accommodation. In addition, there is a large manned reception area with secure barrier access to the multi-let office suits. The development benefits from underground car parking and dedicated lift access to all levels. W.C. facilities are located on each level.

Internally, the office accommodation has been finished to a high standard to include raised access floors, suspended ceilings incorporating air-conditioning and high levels of glazing throughout providing large levels of natural light and panoramic views of the City.

The accommodation is provided on a ready to occupy basis with a large kitchen area and various partitioned offices provided.

The suite is also furnished with seating provided for approximately 113.

Photographs

LEVEL 5, 1 MARISCHAL SQUARE, BROAD STREET,
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Accommodation

	SQM	SQFT
5 th Floor	788.76	8,490

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Lease Terms & Rental

The accommodation is held on a Full Repairing and Insuring Lease subject to a service charge expiring 22nd March 2033. There is a provision within the lease for a rent review as of 26th March 2031.

It is our client's intention to sub-let in part with further information available upon request.

Rateable Value

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

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The subjects have an EPC Rating of A.

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

Service Charge

There is a service charge to cover the cost of operating the overall development. Further information in respect of the service charge for the development is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the sub-tenant being responsible for the cost of LBTT and Registration Dues.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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