TO LET

THE EXCHANGE

Office Accommodation within High Quality City Centre Building

---

Market Street, Aberdeen, AB11 5PJ

From 195.1 sq.m (2,100 sq.ft)
to 2,724.9 sq.m (29,330 sq.ft)

THE EXCHANGE

Office Accommodation within High Quality City Centre Building

CAR PARKING

Ground Floor - 6 spaces

3rd Floor - 12 spaces	4th Floor - 12 spaces
7th Floor - 7 spaces	8th Floor - 7 spaces

LEASE TERMS

Our client is seeking to lease the available space (either as a whole, or on a suite by suite basis) on Full Repairing and Insuring lease terms. The rent will be subject to upward only review at 5 yearly intervals.

RENT

On application.

SERVICE CHARGE

Any ingoing tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building and the development. A service charge budget will be provided to interested parties on application.
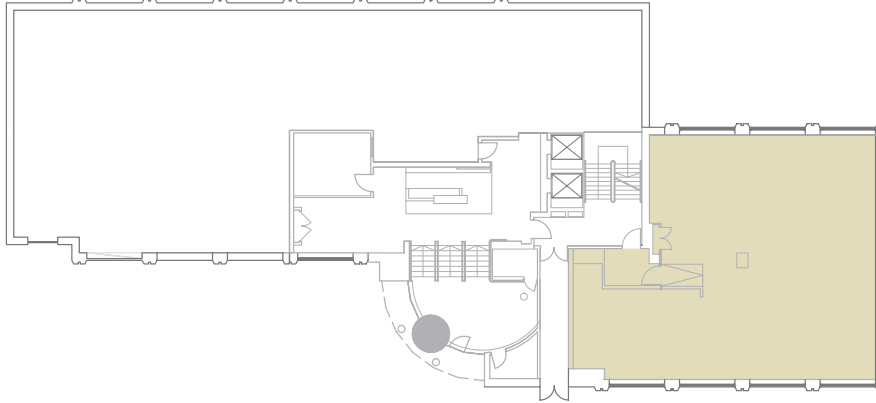
LOCATION & DESCRIPTION

The Exchange is situated on the west side of Market Street, overlooking Aberdeen's busy harbour and in the heart of the City Centre. The central location ensures easy access to public transport, with the City's principal bus and train stations immediately to the rear. Aberdeen's main commercial thoroughfare, Union Street, is within a two minute walk and the new Union Square Leisure and Shopping Centre is immediately adjacent, ensuring a vast array of local amenity.

The Exchange provides high quality, open plan office accommodation arranged over ground and eight upper floors and split between two buildings; The Exchange No 1 and The Exchange No 2.

The available accommodation is all located within The Exchange No 1 and comprises the entire ground, 3rd, 4th, 7th and 8th floors. The accommodation has recently been refurbished to provide the following;

- Flexible open plan floor plates

- Two pipe VRV comfort cooling / heating, with ceiling mounted fan coil units

- Metal raised access floors and suspended ceiling system

- Commissionaire manned reception area

- CCTV system (for building)

- Access via 2No 10 person passenger lifts (fully DDA compliant)

- Male, female and disabled toilets on each floor

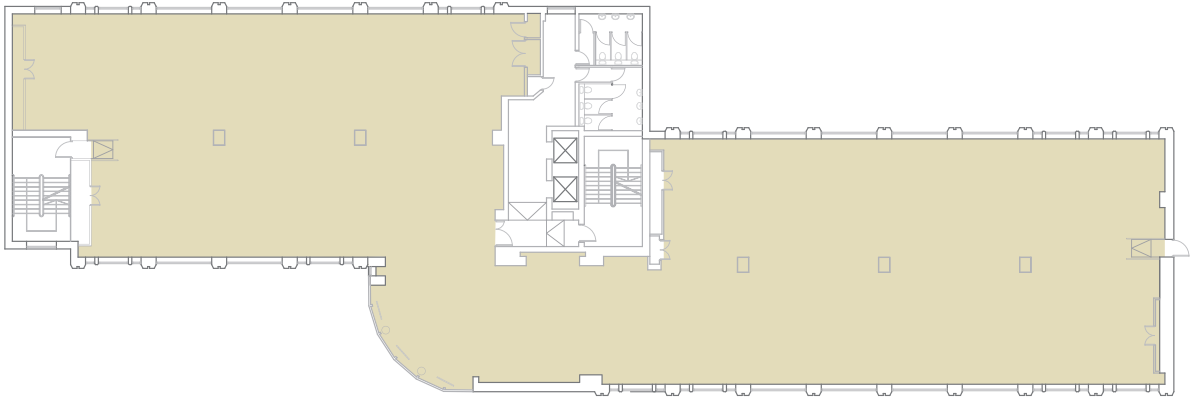## FLOOR AREAS

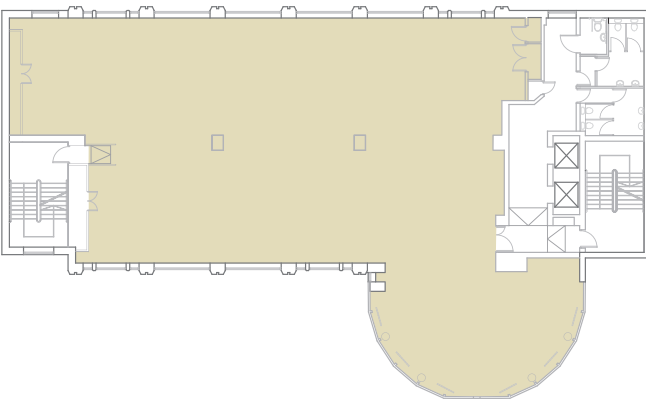**GROUND FLOOR**

195.1 sq.m
(2,100 sq.ft)

Floor plan for both **3RD & 4TH FLOORS**

845.4 sq.m
(9,100 sq.ft)

Floor plan for both **7TH & 8TH FLOORS**

419.5 sq.m
(4,515 sq.ft)

THE EXCHANGE

THE EXCHANGE PROVIDES HIGH QUALITY, OPEN PLAN OFFICE ACCOMMODATION

RATEABLE VALUE

The suites will require to be reassessed for Rates upon occupation. An indicative Rateable Value can be provided to interested parties on application.

EPC

The building benefits from an EPC rating of E.

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of any transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues applicable.

ENTRY / AVAILABILITY

Further information available from the landlord's agent on application.

VIEWING & OFFERS

Viewing is strictly by arrangement with the sole agents to whom all offers should be submitted in Scottish legal form.

FG Burnett

Jonathan Nesbitt
T: 01224 597531 / E: jonathan.nesbitt@fgburnett.co.uk

Graeme Nisbet
T: 01224 597532 / E: graeme.nisbet@fgburnett.co.uk

savills

Dan Smith
T: 01224 971134 / E: dan.smith@savills.com

Adrian Bell
T: 01224 971139 / E: adrian.bell@savills.com