

TO LET



New Build, High Specification Office Building
BREEAM 'Very Good' Rating

GRACE VIEW

49 York Street, Aberdeen, AB11 5DP

1,882 sq.m. (20,259 sq.ft.)

LOCATION

Grace View is a proposed new high specification office building, situated on the East side of York Street, in close proximity to Footdee, and in the Harbour area of Aberdeen. The unique location of the building will ensure exceptional views across Aberdeen Harbour and beachfront. The main trunk road network is easily accessible via The Beach Esplanade and Virginia Street (A956), and the City Centre and Harbour are in close proximity, making this an ideal base for any business.

Queens Links Leisure Park and the Boulevard Retail Park are both within walking distance, providing a substantial array of local amenity and Union Square Shopping Centre and Aberdeen's central bus and train stations are also readily accessible via Waterloo Quay / Regent Quay.

Occupiers in the area include MI Drilling Fluids UK, Quartzelec, Deep Casing Tools and Dales Marine Services.



DESCRIPTION

Grace View will deliver high-quality, open-plan floor plates arranged over four floors. Floor-to-ceiling curtain wall glazing will ensure excellent provision of natural light throughout the large open-plan floor plates. The building will feature a curved liner-deck roof system, ensuring its genuine unique appearance.

Net Internal Floor Area	Area (sq.m.)	Area (sq.ft.)
Ground Floor	250.0	2,691
First Floor	544.0	5,856
Second Floor	544.0	5,856
Third Floor	544.0	5,856
TOTAL	1,882.0	20,259

The building is available in its entirety, or on a floor-by-floor basis, subject to commercial terms.

SPECIFICATION

Full VRV Air Conditioning System within office areas

Raised Access Floors with 150mm void

Suspended ceiling with LG7 Compliant lighting

13 Person Passenger Lift

Full DDA Compliance

Access Control to doors

Separate male and female WCs, Tea Preps and Shower facilities to each floor

High quality finishes throughout

Bicycle enclosures

CAR PARKING

66 Car parking spaces, including 4 disabled spaces and 2 motorcycle spaces will be provided on site.

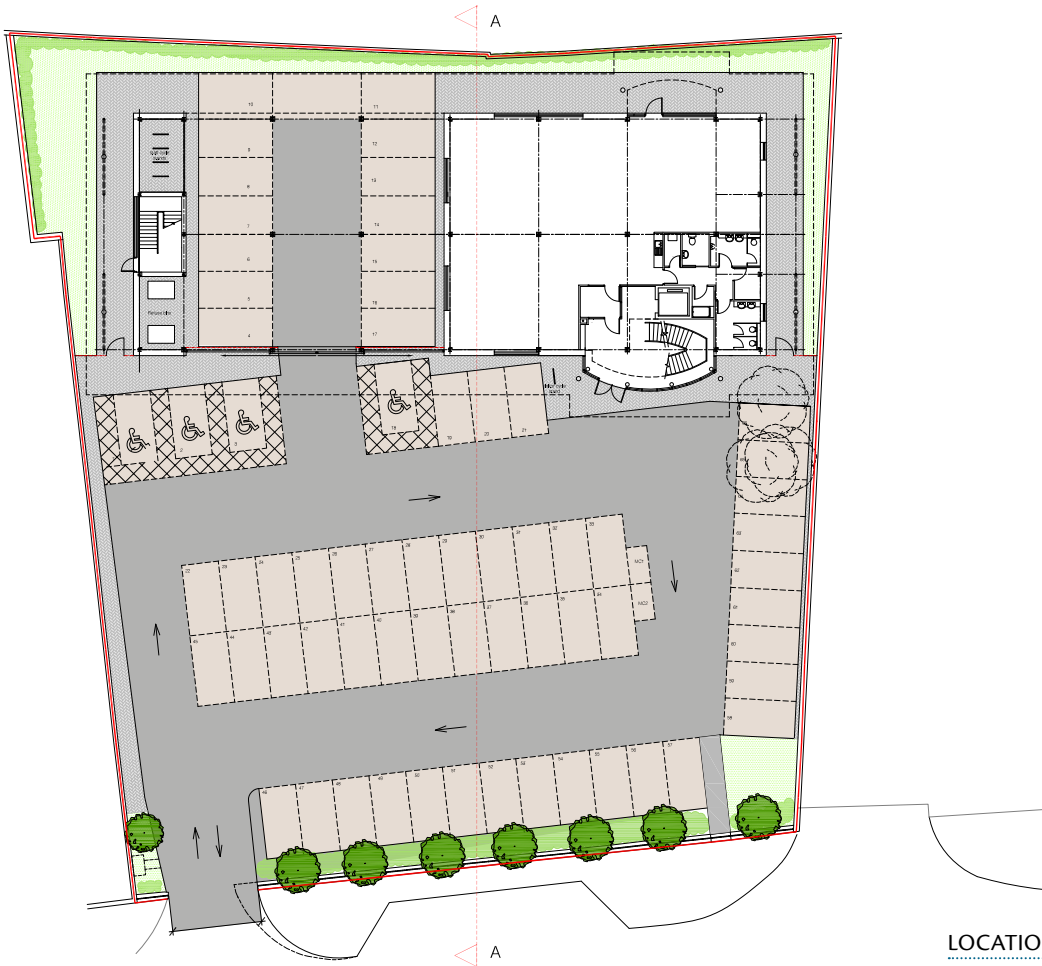
LEASE TERMS

Our client is seeking to lease the premises on a long term Full Repairing and Insuring lease. The lease will require to incorporate provision for five yearly (upward only) rent review.

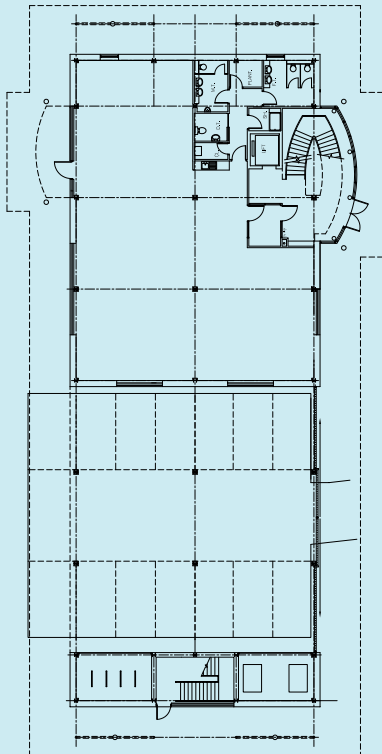
RATING ASSESSMENT

The property will be assessed by Aberdeen City Council upon completion. Any ingoing tenant will have the right to appeal the Rateable Value.

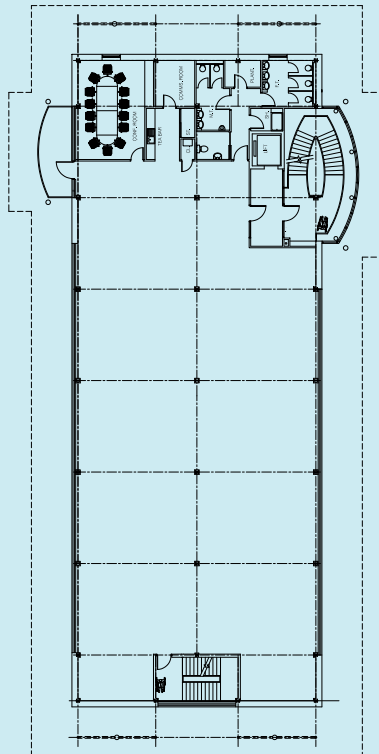
An estimate of the Rateable Value can be provided to interested parties on application.



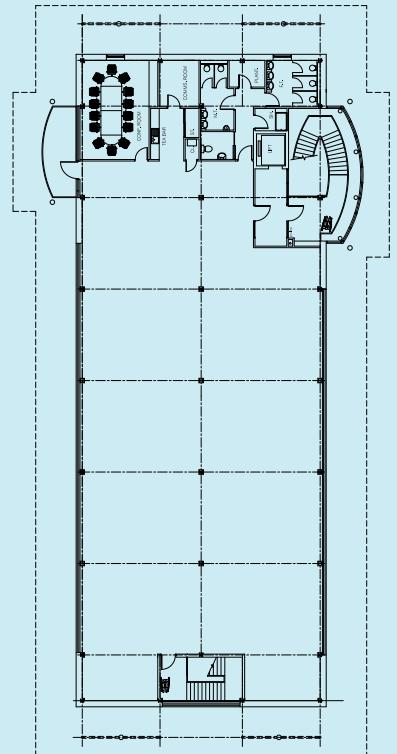
LOCATION OVERVIEW



GROUND FLOOR PLAN



FIRST & SECOND FLOOR PLAN



THIRD FLOOR PLAN

FLOOR PLANS



UNION SQUARE

CITY CENTRE

GRACE VIEW

BEACH ESPLANADE

RENT

Upon application.

EPC

The development will target an EPC rating of 'B'

VAT

All monies quoted are exclusive of VAT, which will be chargeable at the standard rate.

FURTHER INFORMATION

For further information, please contact the sole letting agents:



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