

TO LET

CBRE

2  
UNION  
TERRACE

HIGH QUALITY CITY CENTRE OFFICE ACCOMMODATION

2 UNION TERRACE, ABERDEEN, AB10 1NJ

3,009 SQ FT – 10,190 SQ FT



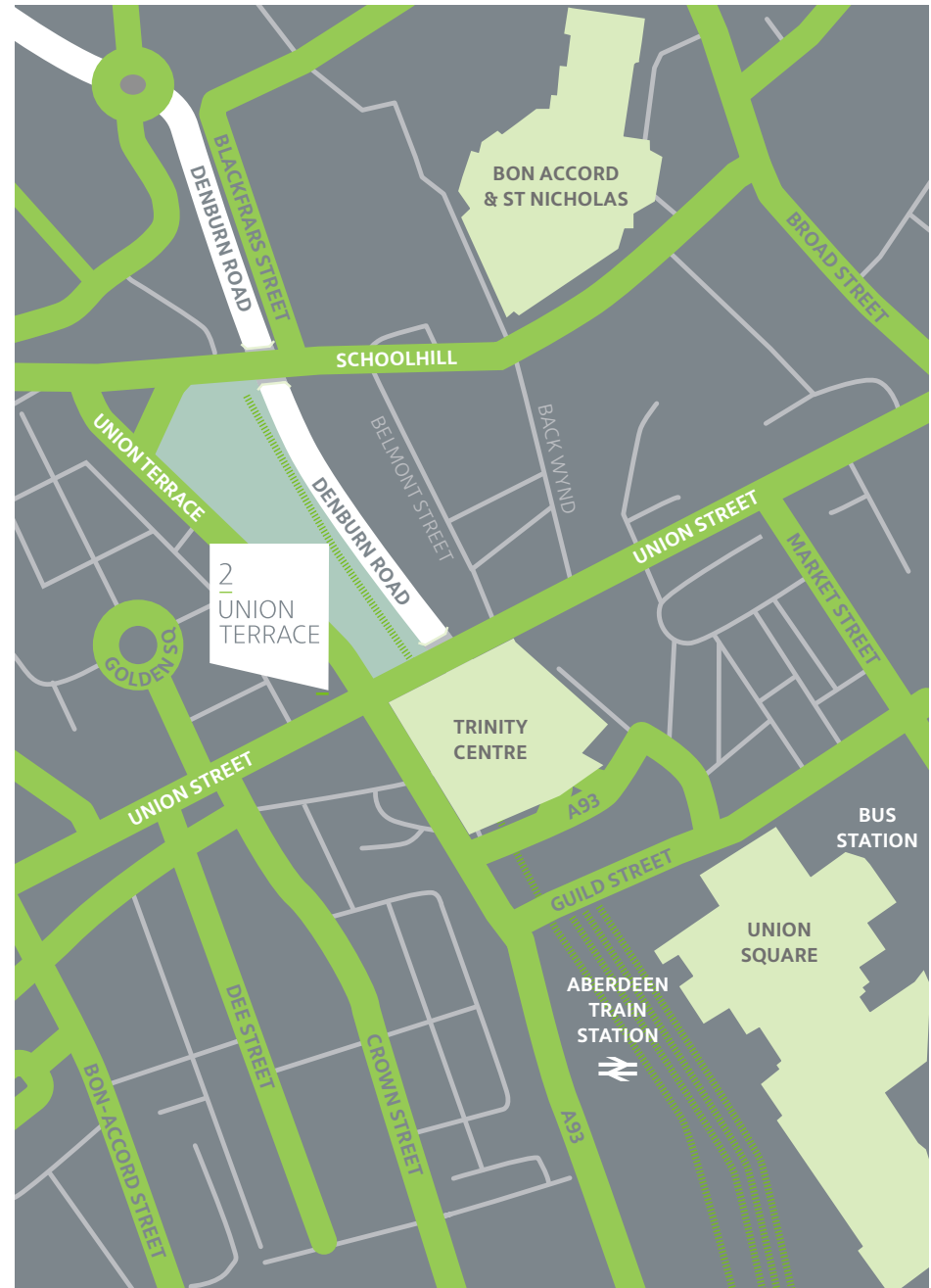
## 2 UNION TERRACE



### LOCATION

The subject property is located within the heart of the city centre on the north side of Union Street at its junction with Union Terrace. Union Street forms the main commercial thoroughfare for Aberdeen providing a mixture of uses such as retail, licensed, office, residential and hotels together with local attractions such as The Music Hall. Union Square and Aberdeen's bus and train stations are within a short walk from the offices.

Occupiers within the nearby vicinity include **The Monkey House**, **Mott Macdonald**, **Worley Parsons**, **Lloyds Register** and **Thistle Caledonian Hotel**.



## 2 UNION TERRACE

### DESCRIPTION

The subjects comprise a high profile substantial corner terraced Category Grade A listed building. The building has recently been sympathetically redeveloped comprising of 3 floors of high quality office space with separate bar/restaurant at ground and basement floors.

The original building is of traditional granite construction with an iconic curved corner that benefits from ornate stonework and granite columns. The new extension is of steel framed construction largely clad to the front elevations in aluminium and double glazed curtain walling. Access to the office is via a glazed entrance door located off Union Terrace.

Internally the offices benefit from the following modern specification:

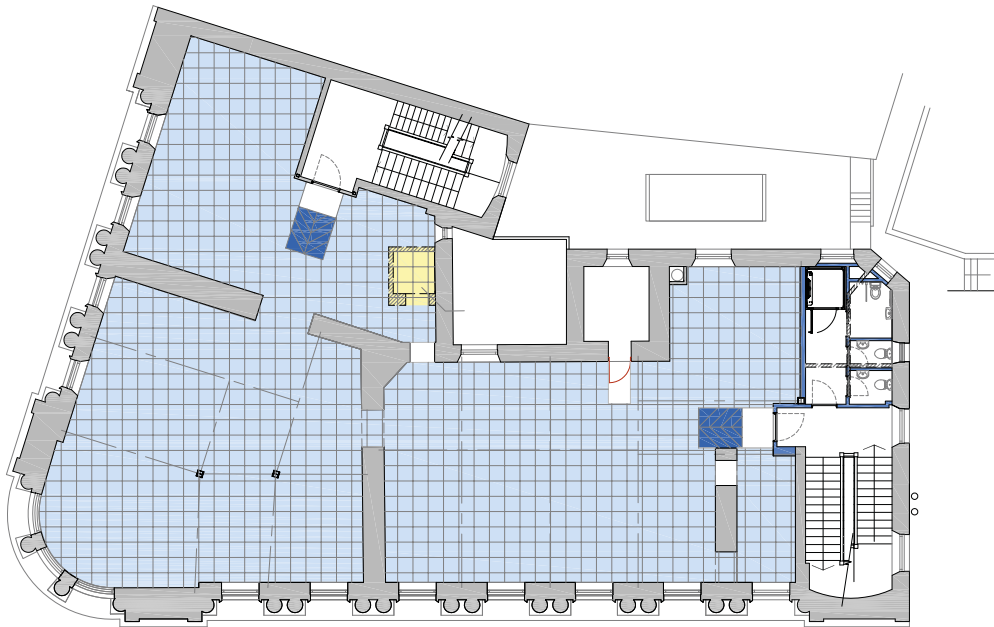
- **Raised Access Flooring**
- **Mixture of carpet and vinyl floor coverings**
- **Suspended ceiling tiles with fluorescent strip lighting**
- **Cat 6 Data Cabling**
- **Mixture of open plan and cellular accommodation**
- **Upper floor balcony with views over Union Terrace Gardens**

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**GRADE A LISTED BUILDING AVAILABLE**  
ON FLOOR BY FLOOR BASIS

1

FIRST FLOOR

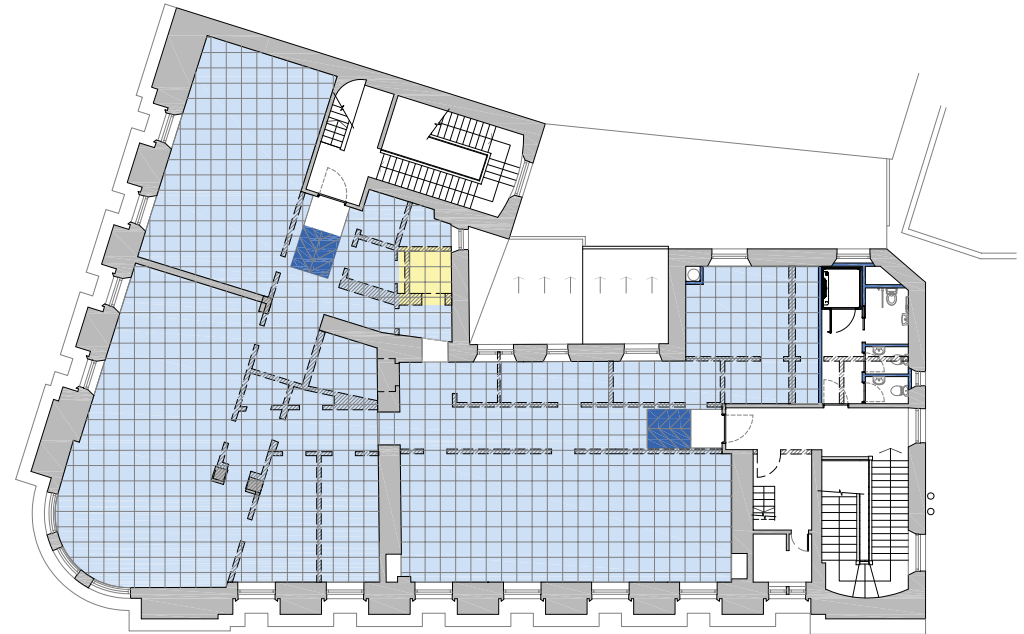
354.2 SQ M  
[3,813 SQ FT]



2

SECOND FLOOR

312.9 SQ M  
[3,368 SQ FT]

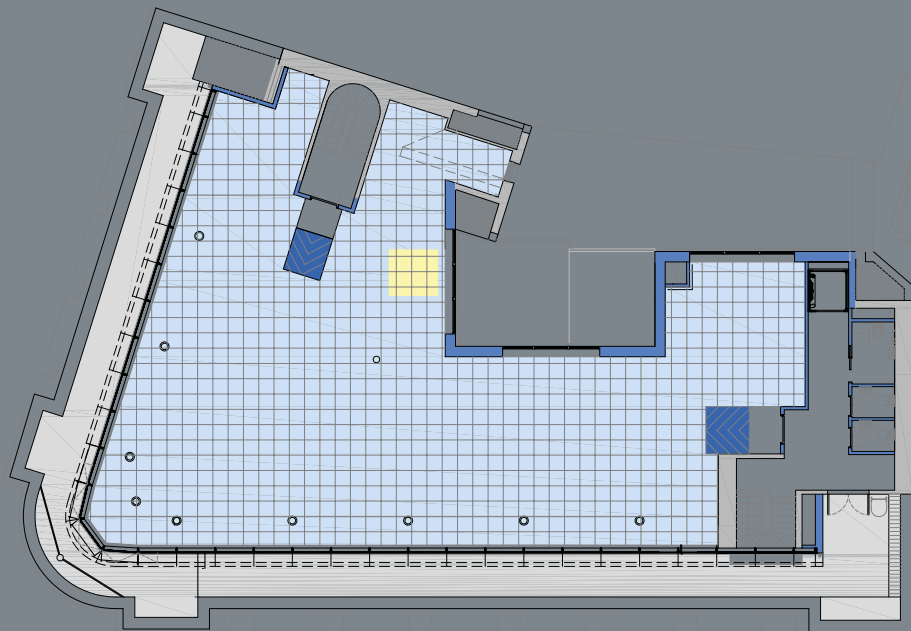


# HIGH QUALITY CITY CENTRE OFFICE ACCOMMODATION

## 3

THIRD FLOOR

279.6 SQ M  
[3,009 SQ FT]



### ACCOMMODATION

The office has been measured in accordance with the RICS Property Measurement First Edition and has the following areas under IPMS 3.

	SQ M	SQ FT
First Floor.....	354.2	[3,813]
Second Floor .....	312.9	[3,368]
Third Floor.....	279.6	[3,009]
<b>TOTAL .....</b>	<b>946.7</b>	<b>[10,190]</b>
Limited Use Area.....	63.7	[686]
Balcony.....	66.0	[710]

### CAR PARKING

Car parking permits are available in the Trinity Centre or alternatively c.20 parking spaces are available in a car park in close proximity to the subjects by separate negotiation. Further information is available on request.

## 2 UNION TERRACE



### LEASE TERMS

The subjects are held on a 15 year Full Repairing and Insuring lease expiring 18th May 2030. Whilst it is our client's preference to assign their interest in the premises, consideration will be given to sub-letting individual floors for a shorter term.

### RENTAL

Rental on application.

### RATING

The first floor is currently entered in the Valuation Roll as having a Rateable Value of £60,000.

The upper floors will require to be reassessed on occupation.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F.

### V.A.T

All figures quoted are exclusive of V.A.T.

### LEGAL COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the ingoing tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

### VIEWING

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



#### Derren McRae

Email: [derren.mcrae@cbre.com](mailto:derren.mcrae@cbre.com)

#### Iain Landsman

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