



Welcome to the
new city central

RESTAURANT UNITS TO LET

ALL BAR ONE COMMITTED TO 6,000 SQ FT

CONSTRUCTION COMMENCED ANTICIPATED HANDOVER SPRING/SUMMER 2017

Marischal Square

NEW ABERDEEN



OVERVIEW

LOCATION

ACCOMMODATION

ADDITIONAL INFO

CONTACT

Big city. Big opportunities.

Aberdeen is Scotland's third largest city and benefits from a thriving energy sector, comfortably sitting within the top 25 retail locations in the UK.

The city's resident population draws on a substantial catchment in the region of 500,000. There are also two universities with an estimated student population of approximately 30,000.

Marischal Square is a quality mixed-use development designed to transform the centre of Aberdeen. The development will comprise 173,500 sq ft of Grade A office accommodation, a 126 bed, 4-star Residence Inn by Marriott and approximately 28,000 sq ft of leisure accommodation at ground-floor level. The space will come together to create a fresh, vibrant and new central area in the heart of Aberdeen City-Centre.



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Better placed.

The Marischal Square development is strategically positioned within New Aberdeen, directly opposite the Bon Accord/St Nicholas Shopping Centres and the architecturally renowned Marischal College, now Aberdeen City Council Headquarters.

The vision will create a new destination office/leisure development providing quality restaurants, cafés and bars on the ground-floor and freshly upgraded public realm and a bright, new open external seating area for consumers to enjoy.

The development will form important links with the rest of the city-centre providing an excellent environment for office workers, shoppers and the general public to use seven days a week throughout daytime and evening.



LOCATION
MAP

AMENITIES
MAP

TRANSPORT
MAP



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Amenities

1. Starbucks
2. Costa
3. Queens Link Leisure Park (Cineworld Cinema, Eating, Bowling)
4. Jamie's Italian
5. Carluccio's
6. Cafe 52
7. Pizza Express
8. Wagamama
9. YO! Sushi
10. Granite Park
11. Premier Inn
12. Ibis Hotel
13. Jurys Inn
14. Caledonian Thistle Hotel
15. Travelodge
16. Rox Hotel
17. Carmelite Hotel
18. Bon Accord Centre
19. St Nicholas Centre
20. The Academy Centre
21. Trinity Centre
22. Union Square
23. His Majesty's Theatre
24. Vue Cinema
25. Cineworld Cinema
26. Belmont Filmhouse
27. Aberdeen Art Gallery
28. Pure Gym
29. Warehouse Health Club
30. DW Fitness Club
31. Post Office



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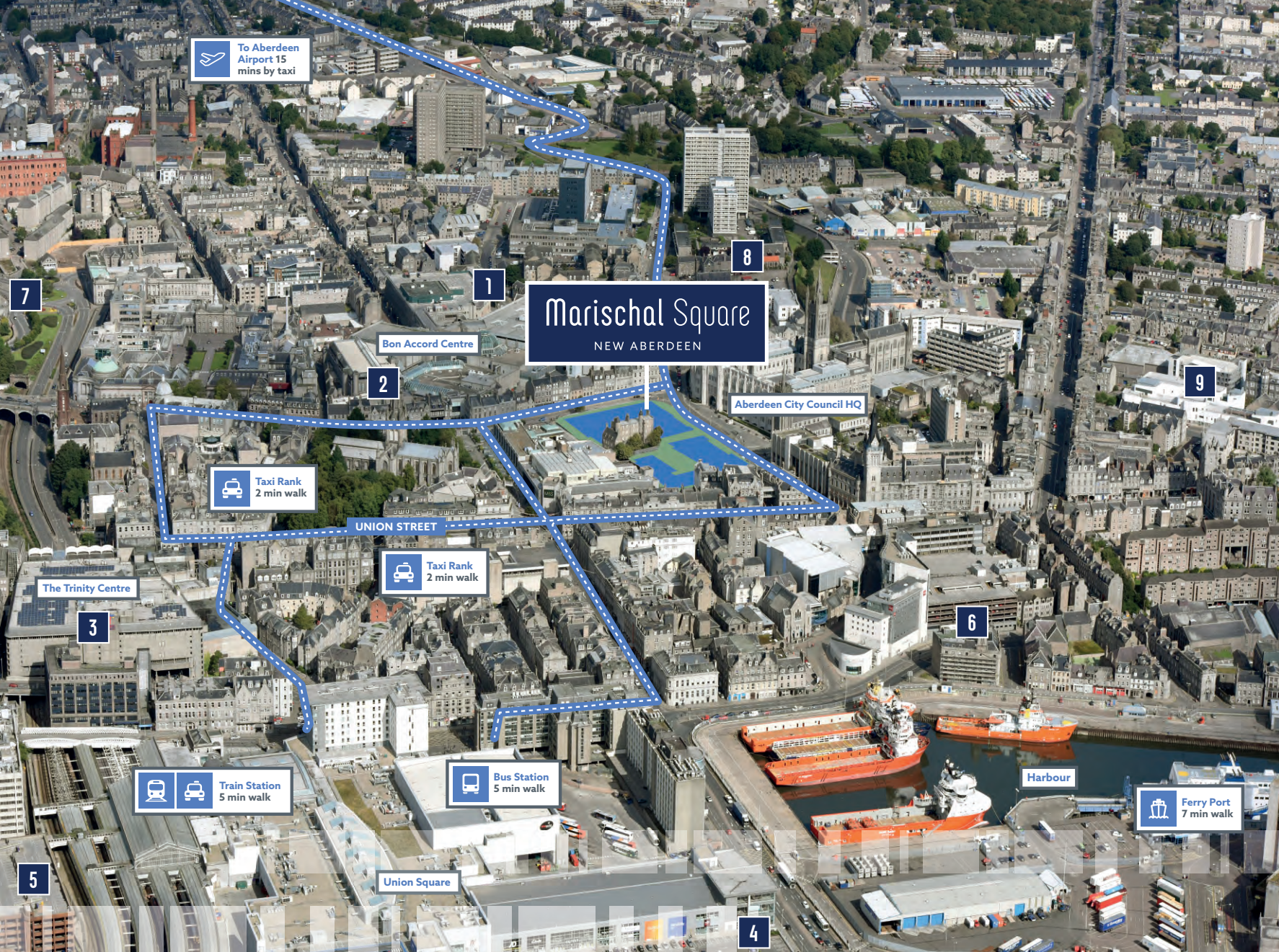
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Transport Links & Car Parking

No	Car Park	No of Spaces
1	Bon Accord Centre Harriet Street	350
2	Bon Accord Centre Loch Street	900
3	The Trinity Centre	395
4	Union Square Market Street	1,200
5	Union Square College Street	500
6	Shiprow NCP	365
7	Denburn Car Park	326
8	Gallowgate Car Park	71
9	Frederick Car Park	150
TOTAL		4,257

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Tailored accommodation.

The generous ground-floor retail/leisure accommodation comprises approximately 28,000 sq ft of space that can be sub-divided to match specific occupier requirements.

All units will benefit from dramatic fully glazed frontages providing excellent prominence and signage opportunities. With excellent sub division opportunities, unit sizes can range between 1,500 sq ft to 7,200 sq ft of space, to suit tenants' needs.

GROUND LEVEL >>

LOWER LEVEL >>



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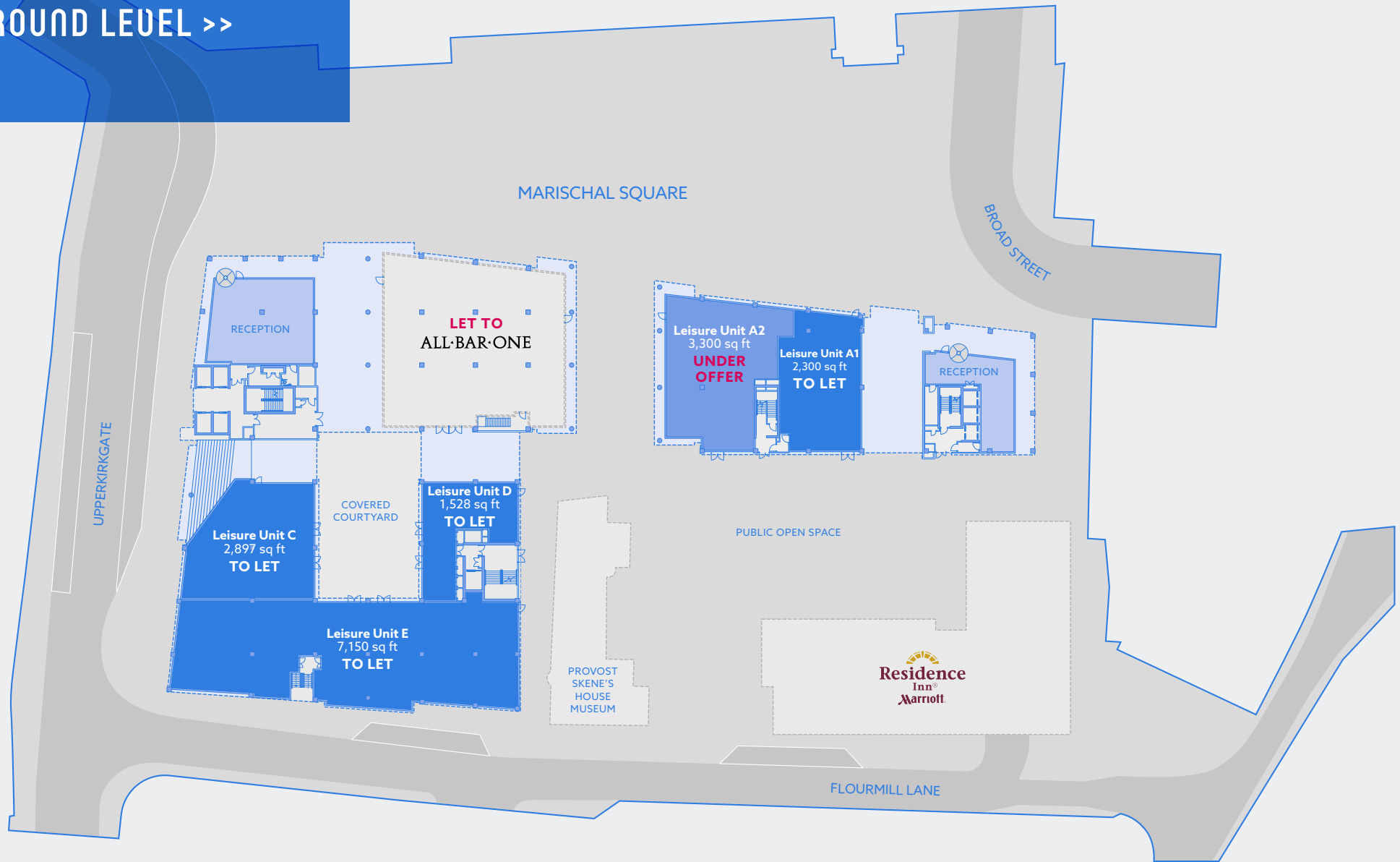
LOCATION

ACCOMMODATION

ADDITIONAL INFO

CONTACT

GROUND LEVEL >>



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[OVERVIEW](#)

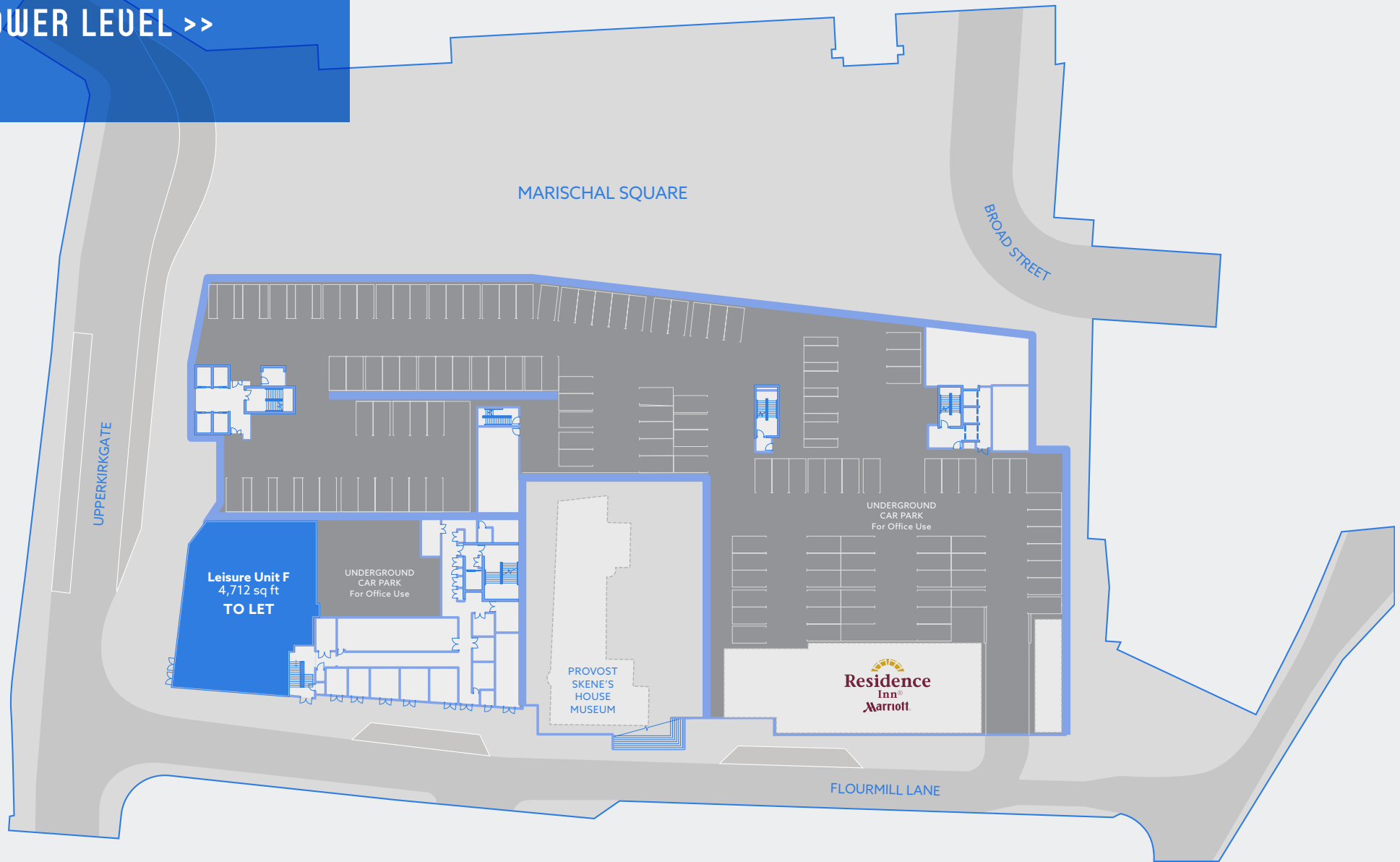
[LOCATION](#)

[ACCOMMODATION](#)

[ADDITIONAL INFO](#)

[CONTACT](#)

LOWER LEVEL >>



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[OVERVIEW](#)

[LOCATION](#)

[ACCOMMODATION](#)

[ADDITIONAL INFO](#)

[CONTACT](#)

Additional Information.

RENTAL

Rent available on application.

LEASE TERMS

The property is available on new, long term, full repairing and insuring leases for a minimum of 15 years. Leases will incorporate 5 yearly upward only rent reviews.

SERVICE CHARGE

There will be a service charge applicable for the common parts of the development, further details are available on request.

PLANNING

The development benefits from planning consent for Class 1, 2 and 3 uses, further details are available on request or directly from the local planning department.

ENTRY

Site works commenced in Q1 2015 with potential for providing handover Q3 2017 for occupiers to shop fit.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant responsible for any stamp duty and VAT incurred thereon.



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For further information
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