



# UNION PLAZA

ABERDEEN



**1 UNION WYND, ABERDEEN AB10 1SL**

[UNIONPLAZA-ABERDEEN.COM](http://UNIONPLAZA-ABERDEEN.COM)

3	WELCOME
5	PARKING MADE EASY
7	MAKE THE MOVE
9	LOCATION
11	SHARED SPACE
15	FLEXIBLE SPACE
21	CAPSULE PLUG & PLAY

Imagine a modern work place with open floorplates, flooded with natural light, fitted out to a high specification. Imagine designing the perfect office layout for your business and your team. Consider it done. *Welcome to Union Plaza.*



Refurbished reception area





**1 space:  
535 sq ft**

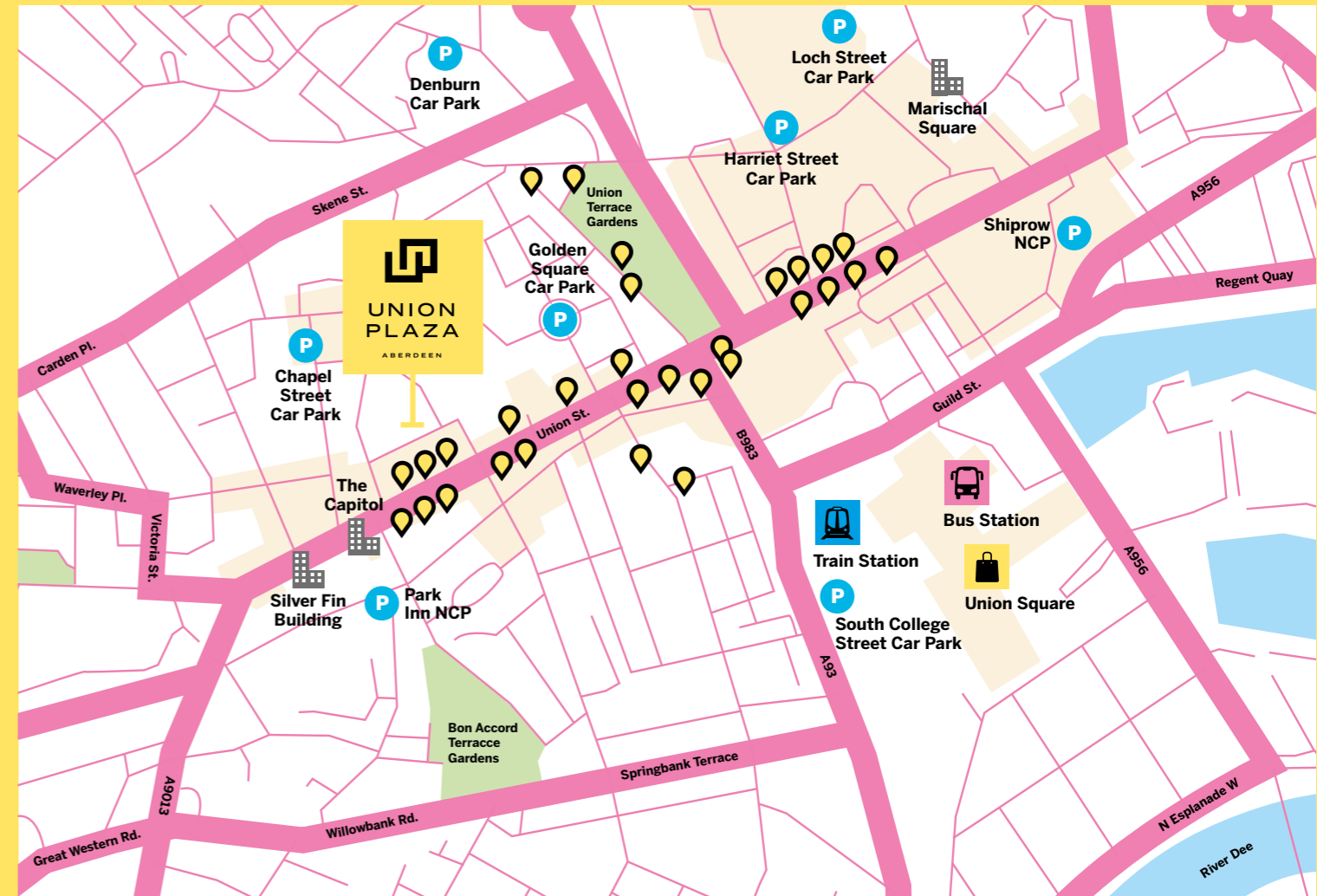
What if parking at – or near – the office wasn't a nightmare? What if you could park your car and be in the office in minutes? With a 224-space car park on the doorstep, you can sleep easy (and for longer) knowing there's always a parking space for you at the office. Wake up and smell the coffee. *Good morning, Union Plaza.*





Are you in the market for Grade ‘A’ office accommodation in the vibrant, bustling centre of Aberdeen? Look no further. *Make the move to Union Plaza.*

Bus stops    Car Parking    Key Buildings



Union Square

9

min walk



Train Station

9

min walk



Bus Station

11

min walk



Aberdeen Airport

21

min drive



The flexibility of the impressive offices, the attractive plaza at the heart of the building, the large underground car park and the easily accessible location has already attracted a high calibre of companies, including Aberdeen Standard Investments, Deloitte, AGR Group, MOL Energy, Trapeze Group and Burness Paull.

But there's more to office life than working 9-5 –and that's where Union Plaza scores again. There's a fabulous selection of coffee shops, bistros, restaurants, bars and hotels within easy walking distance of Union Plaza, along with retail outlets, gyms, theatres, live music venues, cinemas and the tranquil surroundings of Union Terrace Gardens. Union Plaza's excellent parking facilities make driving to work so much easier. However, the building also benefits from convenient public transport links, with nearby bus stops providing access to bus services across Aberdeen and the surrounding area.



- Local occupiers
- Retail / Leisure
- Hotels

- |   |  |   |  |   |
|---|--|---|--|---|
| <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> 1 Burness Paull, AGR, ASI</li> <li><span style="color: blue;">■</span> 2 Chrysaor Energy, PWC, Dentons</li> <li><span style="color: blue;">■</span> 3 Orega, Barclays, CATS Management, Verus Petroleum</li> <li><span style="color: blue;">■</span> 4 Wood, Centrica</li> <li><span style="color: blue;">■</span> 5 Dana Petroleum</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> 6 OGA, Care Inspectorate, HM Court Services</li> <li><span style="color: blue;">■</span> 7 Aberdeen Journals, Spaces, RBS, Tenaris, EY</li> <li><span style="color: blue;">■</span> 8 Aberdeen City Council</li> <li><span style="color: blue;">■</span> 9 EnQuest, WorleyParsons</li> <li><span style="color: blue;">■</span> 10 CNR</li> <li><span style="color: blue;">■</span> 11 Petrofac</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> 12 Union Square, Bus Station, Railway Station</li> <li><span style="color: yellow;">■</span> 13 Trinity Mall</li> <li><span style="color: yellow;">■</span> 14 Bon-Accord Centre</li> <li><span style="color: yellow;">■</span> 15 St Nicholas Centre</li> <li><span style="color: yellow;">■</span> 16 The Academy</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> 17 HM Theatre</li> <li><span style="color: yellow;">■</span> 18 Aberdeen Art Gallery</li> <li><span style="color: yellow;">■</span> 19 Music Hall</li> <li><span style="color: yellow;">■</span> 20 Pure Gym</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: pink;">■</span> 21 Travelodge</li> <li><span style="color: pink;">■</span> 22 Park Inn</li> <li><span style="color: pink;">■</span> 23 Mercure Caledonian Hotel</li> <li><span style="color: pink;">■</span> 24 Residence Inn by Marriott</li> <li><span style="color: pink;">■</span> 25 Ibis Styles</li> <li><span style="color: pink;">■</span> 26 Holiday Inn</li> </ul> |
|---|--|---|--|---|



Newly refurbished double height reception, comfortable business lounge and flexible meeting space. *Everyone is welcome at Union Plaza.*

UNION PLAZA – ABERDEEN



Business lounge



Main entrance



Reception area

SHARED SPACE





Meeting room



Meeting room



Meeting room

# SHARED SPACE





Views from the 5th floor

Grade 'A' open plan office space available, offering commanding views across the city. *There's space for everyone at Union Plaza.*



5th floor office suite



1st floor office suite

# FLEXIBLE SPACE



## Grade 'A' open plan office suites

Looking for Grade 'A' space to make your own in the heart of the city? Look no further than Union Plaza.

Adaptable, expertly designed office space to suit your needs is ready and waiting at Union Plaza, with the added bonus of a sleek and stylish reception, comfortable meeting areas, super-fast broadband and WiFi throughout the building.

- Metal suspended ceilings
- High efficiency lighting
- Excellent natural light throughout
- Refurbished reception area
- 2.7m clear floor to ceiling height
- VRF comfort cooling and heating system
- Manned security/reception desk
- Large open plan floor plates, capable of sub-division
- Attractive mezzanine/communal meeting rooms overlooking reception
- Bright and spacious double height reception
- Full raised access floors with 150mm clear zone
- 3 high speed passenger lifts
- Showers at all levels
- Bicycle parking



5th floor office suite



5th floor office suite



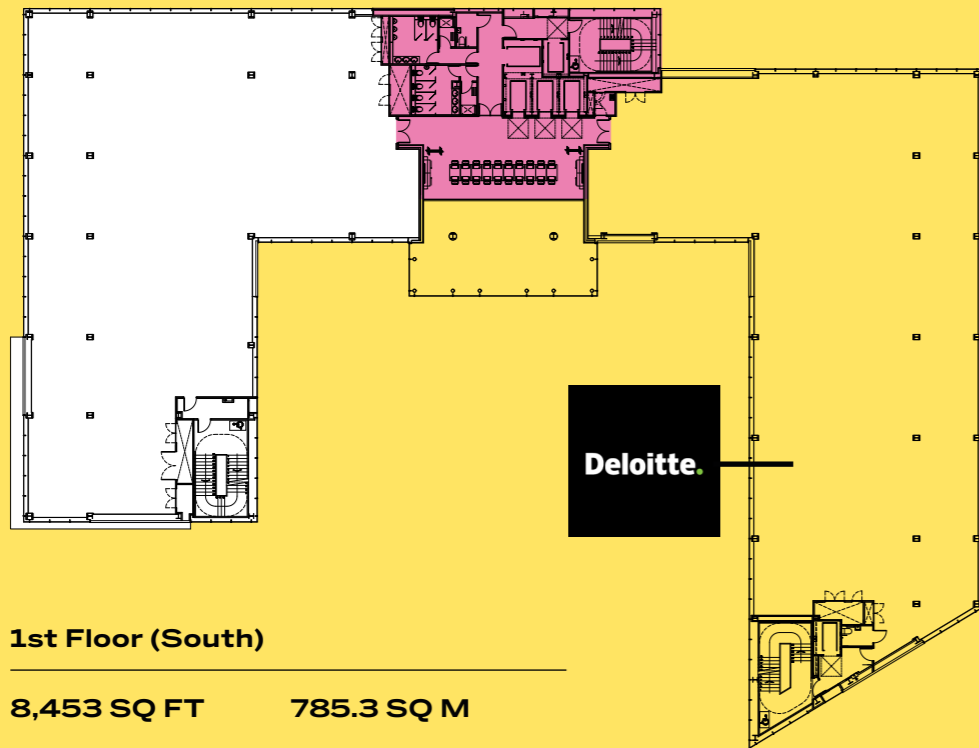
1st floor office suite

**FLEXIBLE SPACE**



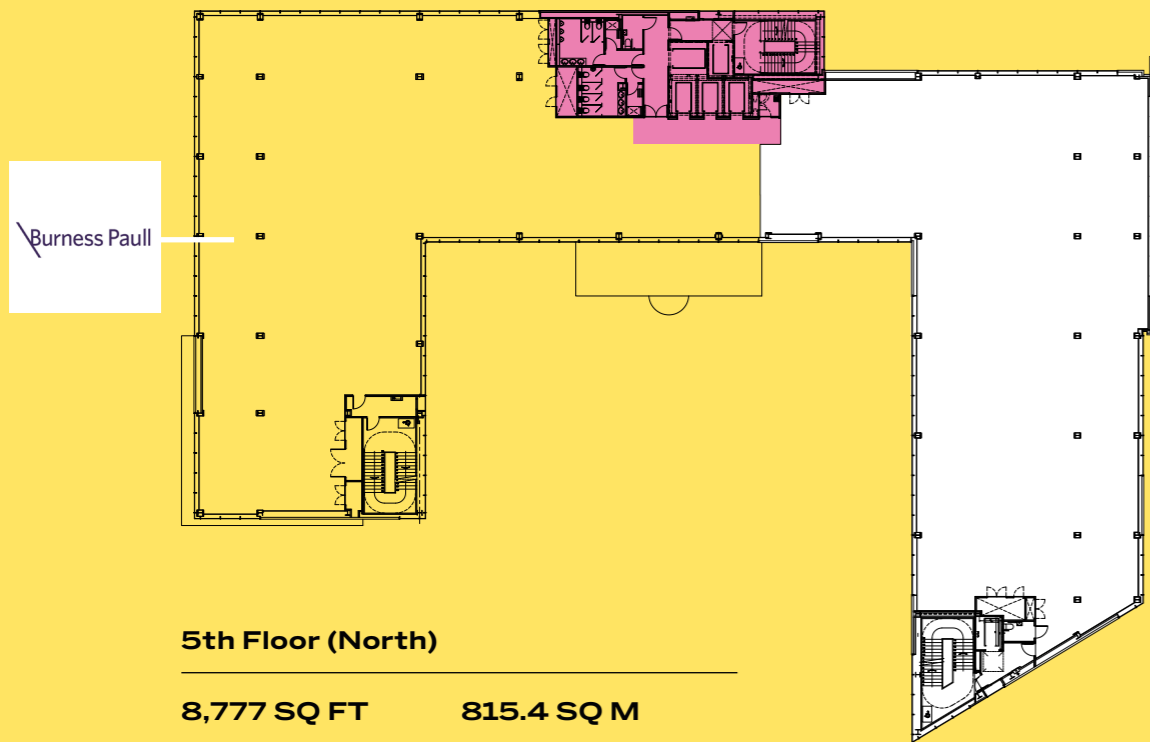


COMMUNAL AREAS



1st Floor (South)

8,453 SQ FT    785.3 SQ M



5th Floor (North)

8,777 SQ FT    815.4 SQ M

## Available accommodation

	SQ FT	SQ M
<b>Ground Floor (South)</b>		
- Capsule Suite A	2,336	217
- Capsule Suite B	3,197	297
<b>Flexible 1st Floor (South)</b>	<b>8,453</b>	<b>785.3</b>
<b>2nd Floor (South)</b>		
- Capsule Suite 3	3,552	330
<b>2nd Floor (North)</b>	<b>8,460</b>	<b>786</b>
<b>Flexible 5th Floor (North)</b>	<b>8,777</b>	<b>815.4</b>
<b>TOTAL</b>	<b>34,775</b>	<b>3,230.7</b>

# FLEXIBLE SPACE





Capsule suite

Do you want a fully fitted, ready to occupy office space? Are you looking for an excellent, flexible working environment for your team? *You've come to the right place – Union Plaza.*

Union Plaza's innovative Capsule Plug & Play suites offer bright and spacious offices, fully fitted out with desks, kitchen, meeting rooms and data connectivity. Simply plug in your PCs, laptops, printers and phones and you're ready to go.

Capsule's flexible leasing options combine the benefits of traditional leasing and serviced offices, to offer a simplified leasing process, high-quality space and security from a trusted landlord. Capsule options available at Union Plaza include:

- Category B fit out; kitchen, meeting rooms, desks
- Data connection
- Short form leases
- Generous, secure underground parking – ratio 1:535 sq ft

Find out more at [lgim.com/capsule](http://lgim.com/capsule) or contact the agents to discuss your requirements.



Capsule kitchen



Say yes to flexible, state-of-the-art office spaces. Say no to expensive office fit-outs, complex IT, technical headaches and labour-intensive business moves. Say goodbye to your old way of working. Say hello to *Capsule Plug & Play*.



Capsule meeting room



Capsule suite



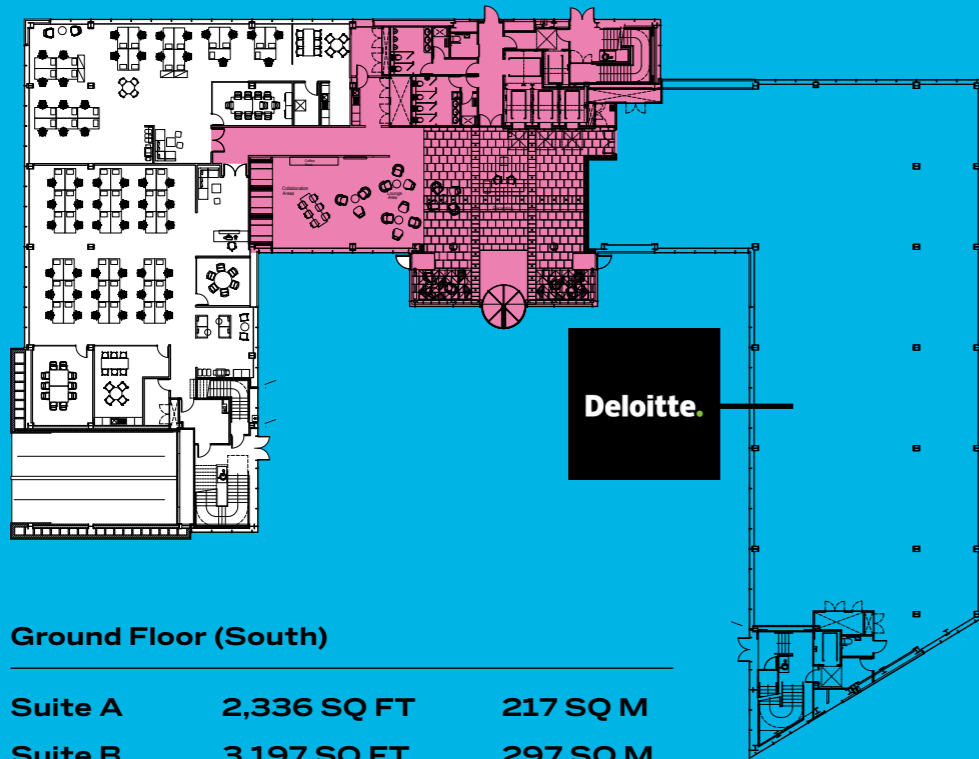
Capsule suite

# CAPSULE PLUG & PLAY



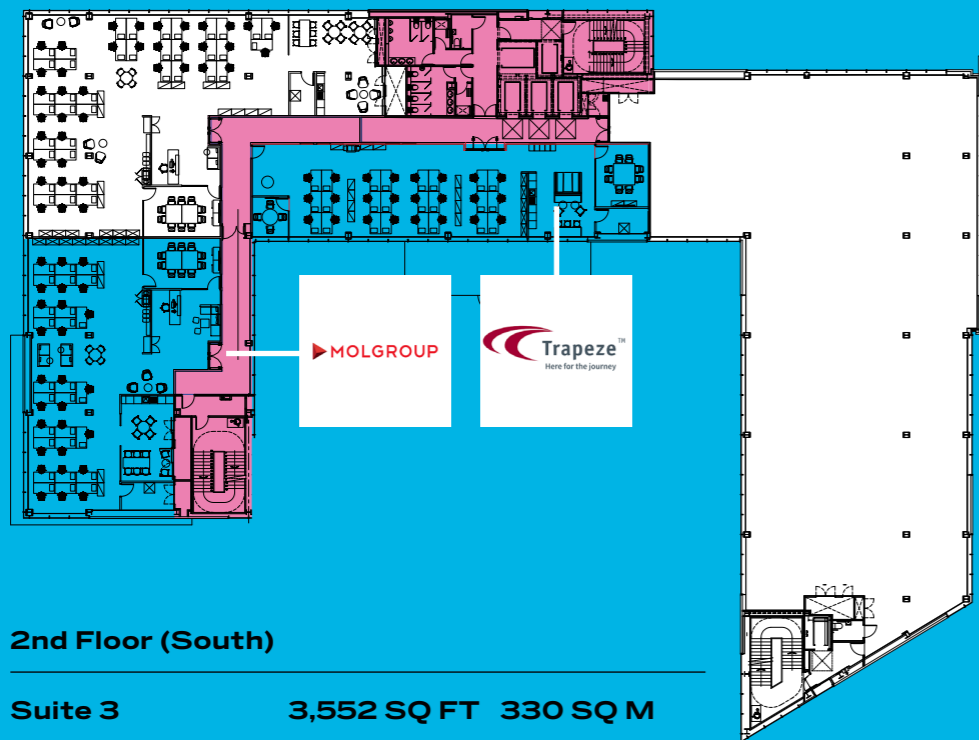


COMMUNAL AREAS



**Ground Floor (South)**

Suite A	2,336 SQ FT	217 SQ M
Suite B	3,197 SQ FT	297 SQ M



**2nd Floor (South)**

Suite 3	3,552 SQ FT	330 SQ M
2nd Floor (North)	8,450 SQ FT	786 SQ M

## Available accommodation

	SQ FT	SQ M
<b>Ground Floor (South)</b>		
- Suite A	2,336	217
- Suite B	3,197	297
<b>1st Floor (South)</b>	<b>8,453</b>	<b>785.3</b>
<b>2nd Floor (South)</b>		
- Suite 3	3,552	330
Flexible 2nd Floor (North)	8,460	786
<b>5th Floor (North)</b>	<b>8,777</b>	<b>815.4</b>
<b>TOTAL</b>	<b>34,775</b>	<b>3,230.7</b>

# CAPSULE PLUG & PLAY



# Terms & Conditions

Do you dream of working in an eye-catching, contemporary building built in the heart of Aberdeen? Do you yearn for inspirational views across the city and open-air spaces for chilling out between meetings? Do you ever think of the possibilities provided by top-rated, flexible office space? Do you imagine the luxury of a secure underground car park in the same building as your office? Dreams do come true. Step into Union Plaza.

## Lease Terms

Suites are available on flexible terms for a period to be agreed on a full repairing and insuring basis. Any medium / long term leases will be subject to upward only rent reviews at periodic intervals.

## Service Charge

Full details of the service charge are available upon application.

## Rateable Value

The following suites have the undernoted Rateable Values:

1st Floor South - £168,000  
2nd Floor, Suite 3 - £73,500  
2nd Floor North - £176,000  
5th Floor North - £182,000

The Rateable Values above exclude car parking, which will be charged in addition.

An incoming occupier will have the ability to appeal these Rateable Values.

The Capsule suites will require to be assessed upon occupation, however estimates are available upon request. Under the 2019 regulations for new and improved properties we believe that an incoming occupier may be eligible for 12 months rates relief, however, we would recommend that the tenant make their own enquires in this respect.

## VAT

All figures quoted are exclusive of VAT.

## Rent

On application.

## Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any Land and Building Transaction Tax and Registration Dues, if applicable.

## EPC

The subjects have an EPC Rating of "D". Full details are available upon request.

## Entry

By arrangement, upon conclusion of legal formalities.

## Viewing & Offers

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in the Scottish Legal Form.

## For all enquiries



**DAN SMITH**  
dan.smith@savills.com  
T: 01224 971 134



**MATTHEW PARK**  
matthew.park@knightfrank.com  
T: 01224 415 951

### MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Knight Frank, Savills, LGIM nor any of their employees any authority to make or give any representation or warranty relating to this property. It is requested that all negotiations be conducted through the joint agents. All terms quoted are exclusive of VAT. All floor areas are approximate. September 2019.

Designed by TurnbullRipley | [turnbullripley.co.uk](http://turnbullripley.co.uk)



