

HIGH SPECIFICATION OPEN PLAN OFFICE SUITE WITH EXCELLENT PARKING PROVISION



TO LET: FIRST FLOOR EAST, BRIDGE VIEW,
NORTH ESPLANADE WEST, ABERDEEN AB11 5QF
1,435.21 sq.m | 15,449 sq.ft

BRIDGE VIEW



LOCATION

The subjects are prominently situated on the corner of North Esplanade West and Market Street within the North Dee Business Quarter (NDBQ). NDBQ is an established city centre business district within easy walking distance of the city's main bus terminus and railway station, together with Union Square, Aberdeen's premier retail and leisure destination, including many major retailers and restaurants. It offers excellent road connections with North Esplanade West and Market Street, forming part of Aberdeen's inner ring road system, providing links to the north and south of the city.

- | | |
|--|------------------------------------|
| 1 Neptune Energy | 9 Union Square |
| 2 Food Standards Scotland | 10 Trinity Centre |
| 3 PD & MS Energy | 11 CNR |
| 4 Cats/Barclays/Verus Petroleum | 12 Sodexo/Oil & Gas UK/DNV GL |
| 5 PWC/Chrysaor/Dentons | 13 Bon Accord & St Nicholas Centre |
| 6 Aberdeen Standard Investments/ Deloitte/Burness Paul | 14 Aberdeen Commercial Port |
| 7 EnQuest/Worley Parsons | 15 Marischal Square |
| 8 Aberdeen Rail Station & Bus Terminus | 16 Marischal College |

DESCRIPTION

Bridge View is a modern, high specification office building constructed in 1999, partly behind a Category B listed façade. The building has been designed in three wings served from two cores. Principal pedestrian and vehicular access to the building is via North Esplanade West. The suite benefits from an excellent specification including:

- Raised access floor
- Suspended ceiling incorporating LG7 light fittings
- Comfort cooling throughout
- Lift access to all floors
- Flexible open plan floor plate
- Male and female toilets within suite
- Substantial break out areas
- Dedicated ground floor reception desk

On the ground floor, there is a fitness gym studio, with male and female changing rooms, security reception

with waiting area, designated meeting rooms and a conference facility. There is a bistro located in the ground floor, which is currently operated by local catering company.

PARKING

The suite benefits from 61 car parking spaces within the central courtyard area. An excellent ratio of 1 space : 253 sq.ft.

FLOOR AREA

Approximate NIA areas:

| FLOOR | SQ.M | SQ.FT |
|------------------|----------|--------|
| FIRST FLOOR EAST | 1,435.21 | 15,449 |

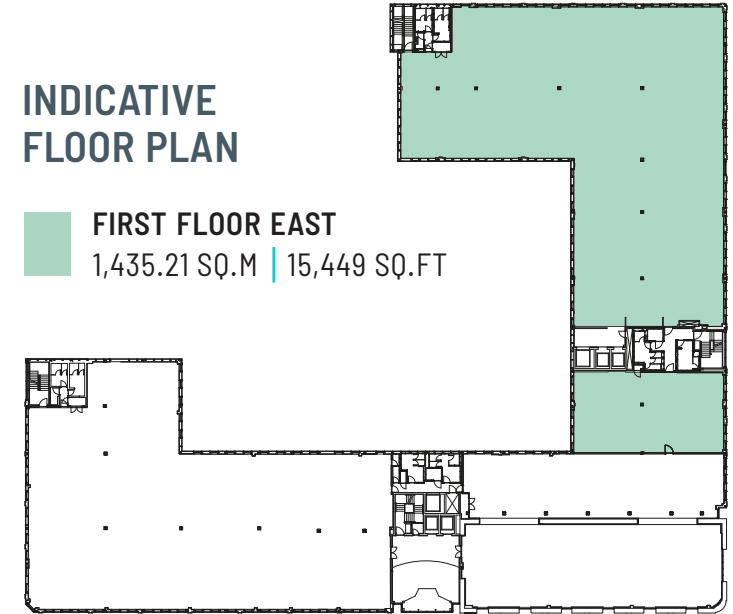
There is potential to split the floor plate to create smaller suites. Further details upon request.





INDICATIVE FLOOR PLAN

FIRST FLOOR EAST
1,435.21 SQ.M | 15,449 SQ.FT



LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring only lease for a period to be agreed.

RENT

On application.

RATEABLE VALUE

Rateable Value = £246,000 Exc. Parking.
All Parking Rateable Value = £42,500

SERVICE CHARGE

There will be a service charge payment for the upkeep and maintenance of the common and exterior areas of the building. Further details are available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of D. Further details on request.

VAT

All prices quoted in the Schedule are exclusive of VAT.

ENTRY

By arrangement, upon conclusion of legalities.

FURTHER INFORMATION

For further information or viewing arrangements please contact the sole agent.

BRIDGE VIEW

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