

# MERCHANT E X C H A N G E

24-26 EXCHANGE STREET . ABERDEEN . AB11 6PH



**TO LET** FLEXIBLE WORKSPACE FROM 200 – 3,500 sq ft





## LOCATION

Located close to both Union Square and Aberdeen Bus and Rail Stations, Merchant Exchange is located in the heart of Aberdeen City Centre. The surrounding area will shortly be further enhanced with the opening of Aberdeen City Council's new Market – a £50 million development which will create a new destination venue featuring international-style food and drink outlets.



# MERCHANT EXCHANGE

## DESCRIPTION

Following an extensive refurbishment Merchant Exchange provides an exceptional working environment with office space which is fully furnished and ready for immediate occupation and balanced with break out areas, meeting space and a business lounge.

# MX

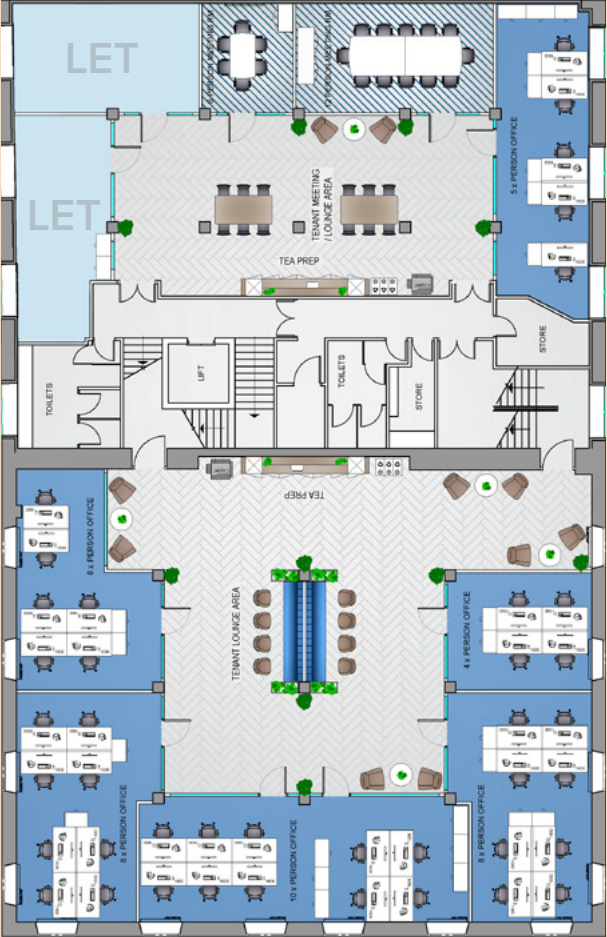
*Merchant  
verb:  
to deal or  
trade in*



# FLOOR PLANS

Indicative layout

### First Floor



### Second Floor



### Third Floor



# MERCHANT EXCHANGE



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## WHAT'S ON OFFER



Plug and play, ready for occupation on day one



Bookable meeting space



Short term leases, offering maximum flexibility



Business lounge and numerous breakout spaces



DDA compliant



Scale up and down as required, in tailor made space

## CAR PARKING

23 spaces are provided in a private car park on Carmelite Street, approx 3 minutes walk from the building.

# MERCHANT EXCHANGE

## ALL INCLUSIVE RENTAL

£37.50 per sq ft

The all-inclusive rental includes rent, service charge, utilities, insurance and dilapidations.

## BUSINESS RATES & WATER CHARGES

By virtue of their occupation the tenants are responsible for business rates and water charges. Further information is available upon request.

## EPC

The building has an EPC Rating of "B".  
Further information is available upon request.



## FURTHER INFORMATION

For more information, or to arrange a viewing, please contact the joint letting agents:



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A development by



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