



denburn
house

PRIME
DEVELOPMENT
OPPORTUNITY
IN ABERDEEN
CITY CENTRE
OVERLOOKING
UNION TERRACE
GARDENS

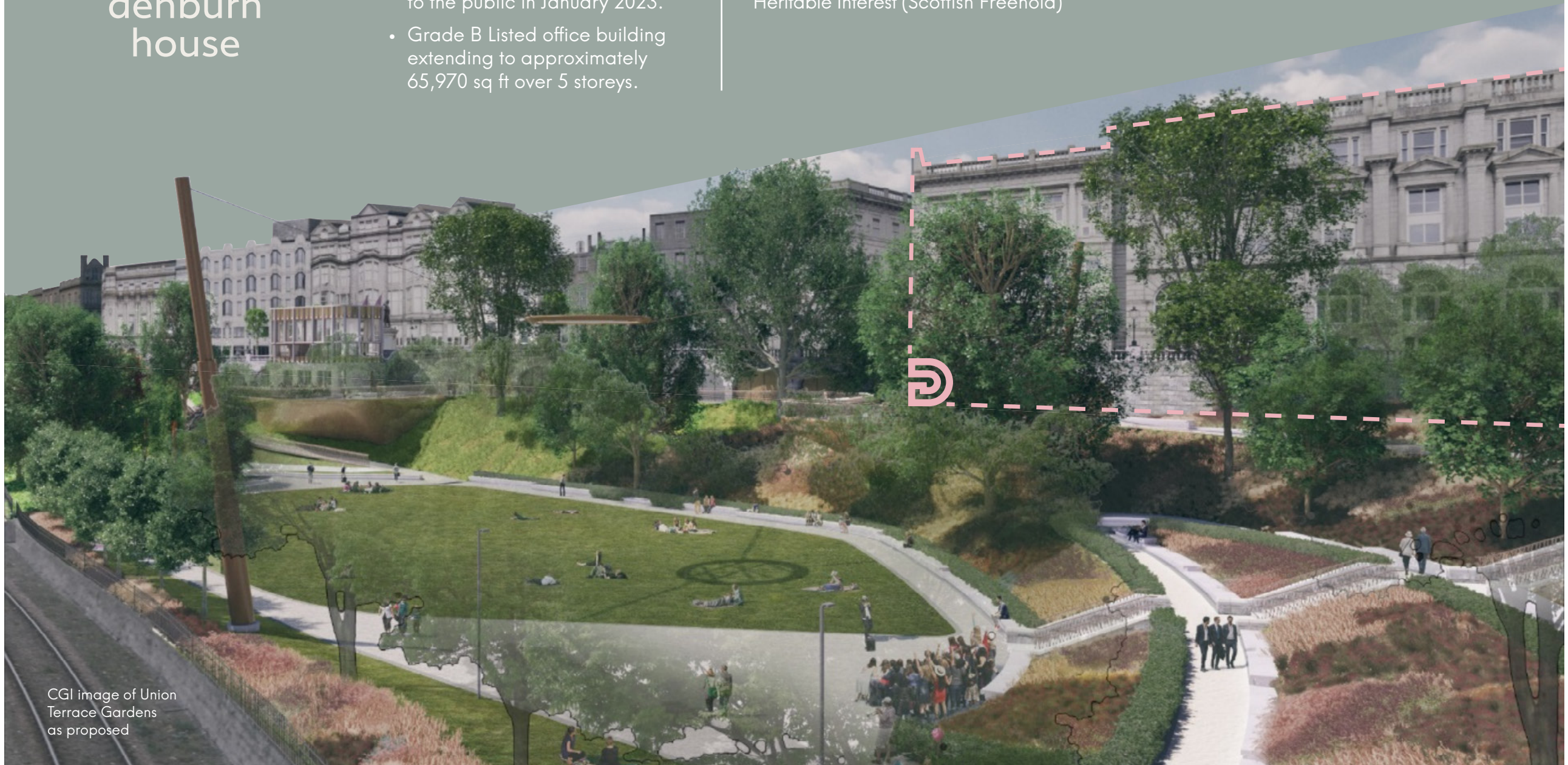
Denburn House, 20-25 Union Terrace
Aberdeen, AB10 1NN



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Summary

- Rare city centre development opportunity of significant profile and scale.
- Opportune location to benefit from the regeneration of Union Terrace Gardens which opened to the public in January 2023.
- Grade B Listed office building extending to approximately 65,970 sq ft over 5 storeys.
- Detailed Planning Permission and Listed Building Consent granted for conversion to 72 residential units benefiting from Aberdeen City Council's Affordable Housing Waiver.
- Offers over £1.9million are invited for the Heritable Interest (Scottish Freehold)
- Sale includes car park to the rear of the property suitable for accommodating 33 cars. An additional car park is available on Ruby Lane.



CGI image of Union
Terrace Gardens
as proposed



Location

Denburn House occupies a prominent position in the heart of Aberdeen, a vibrant city which is undergoing major transformation to support its renowned status as a Global Energy Hub and growth within the energy, technology, life sciences and food & drink industries.

Aberdeen is situated in the North East of Scotland and is the Country's third largest city with a population of approximately 230,000. Extending to Aberdeenshire, the local catchment population exceeds 500,000. The City's transportation connections have been improved following the opening of the Aberdeen Western Peripheral Route in 2018 and the extension of Aberdeen International Airport. The Airport lies adjacent to P&J Live (TECA), a state of the art exhibition and conference centre, which opened to the public in August 2019. Aberdeen also benefits from a city centre train station providing access to Inverness to the North and Dundee, Edinburgh & Glasgow to the South.

Denburn House is situated in the heart of the city centre on Union Terrace, forming part of Union Street Conservation Area. The property benefits from a prominent location overlooking Union Terrace Gardens, an exemplar urban park which opened to the public in December 2022 and offers enhanced public space, landscaping and lighting features with cafe and available commercial space in the newly completed pavilions. Union Terrace itself has seen major improvements to the public realm including new pedestrianised space to the East, where the cafe is located, and a wider footpath providing access to the gardens to all.





Aberdeen City Centre Masterplan

The renovation of Union Terrace Gardens is one of many projects being carried out as part of the Aberdeen City Center Masterplan.

The masterplan sets out a blueprint for the transformation of the city centre region. Other notable projects that have recently completed include the renovation of Aberdeen Music Hall, a £9million project to restore the auditorium and improve leisure facilities; and the refurbishment

of Aberdeen Art Gallery, a £34.6million project to increase display and gallery space and create rooftop café / exhibition space.

Aberdeen City Centre is undoubtedly undergoing a major transformation and Denburn House offers an opportunity to create an exciting development within the heart of it.

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- 1. Union Terrace Gardens**
(View of from Union Terrace)
A £30m project which opened to the public in January 2023 and includes new entrance buildings, a café, gallery area and events space in addition to improved landscaping, lighting and water features.
- 2. Aberdeen Art Gallery**
A £34.6million project to increase display and gallery space and create rooftop café / exhibition space.
- 3. The Point**
A re-development of a historic landmark. The Triple Kirks was designed by Archibald Simpson and is a shining example of some of Aberdeen's finest architecture.



Description

Denburn House is Grade B Listed building with a 19th century granite façade. Originally comprising 3 separate buildings, the property was refurbished at the turn of the century to provide open plan office accommodation with two core staircases, each with two lifts providing access to all floors.

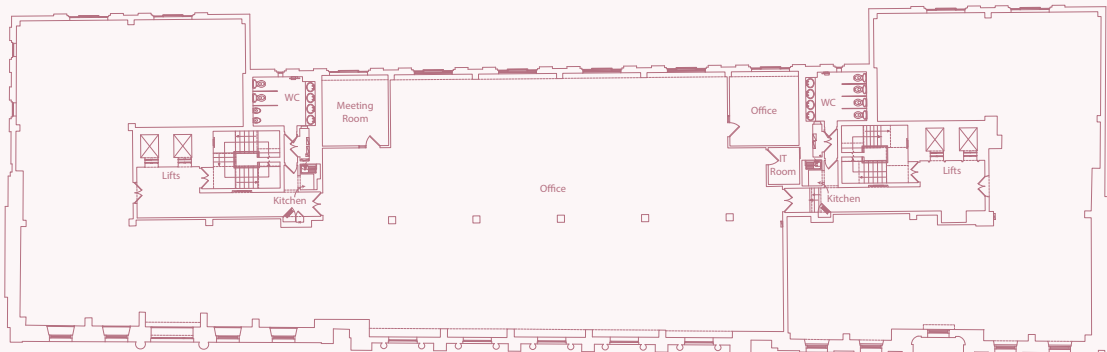
The Gross Internal Area, in accordance with the RICS Code of Measuring Practice, is 6,129 sq m (65,970 sq ft).

FLOOR	SQ M	SQ FT
Lower Ground Floor	1,050 sq m	11,302 sq ft
Ground Floor	755 sq m	8,127 sq ft
First Floor	1,106 sq m	11,904 sq ft
Second Floor	1,106 sq m	11,904 sq ft
Third Floor	1,104 sq m	11,883 sq ft
Fourth Floor	1,008 sq m	10,850 sq ft
Total	6,129 sq m	65,970 sq ft

The property benefits from a dedicated car park to the rear, suitable for 33 vehicles and accessed off Diamond Street. There is an additional car park located on Ruby Lane, offering car parking for an additional 17 vehicles.

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Typical floor layout



Planning

Detailed Planning Consent has been granted for the conversion of Denburn House to 72 residential units. Full details of the proposed development, and Section 75, can be found on Aberdeen City Council's planning portal. Application details are as follows:

Reference: 211331/DPP

Listed Building Consent has also been secured (Reference: 211326/LBC)

The planning consent benefits from Aberdeen City Council's Affordable Housing Waiver and therefore 100% of the development can be delivered as mainstream housing, subject to the terms of the Section 75.

The property may be suitable for a range of other uses including office. We would encourage all interested parties to review the Aberdeen City Centre Masterplan and discuss the opportunity with the planning department who can be contacted on pl@aberdeencity.gov.uk or 01224 523470

EPC

The property has an EPC rating of E+.

VAT

The property has been elected for VAT and therefore VAT will be payable upon the purchase price.

Method of Sale

Offers over £1,900,000 are invited for our clients Heritable Interest (Freehold) of the whole property.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive any additional information.

Rateable Value

The current Rateable Value for the property is £689,750. The Uniform Business Rate in Scotland for the year 2023/2024 is £0.524.



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Contact

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Photos: March 2020

