



UNION PLAZA



ABERDEEN



THE RIGHT SPACE - THE RIGHT PLACE







## DESCRIPTION

Union Plaza is a striking, modern, city centre building, constructed around an attractive landscaped courtyard, providing a total of 120,000 sq ft of first class office accommodation, over seven open-plan floors. There is a secure on-site underground car park delivering a class leading 224 car parking spaces, a ratio of 1 space : 535 sq ft



## GRADE "A" SPECIFICATION:

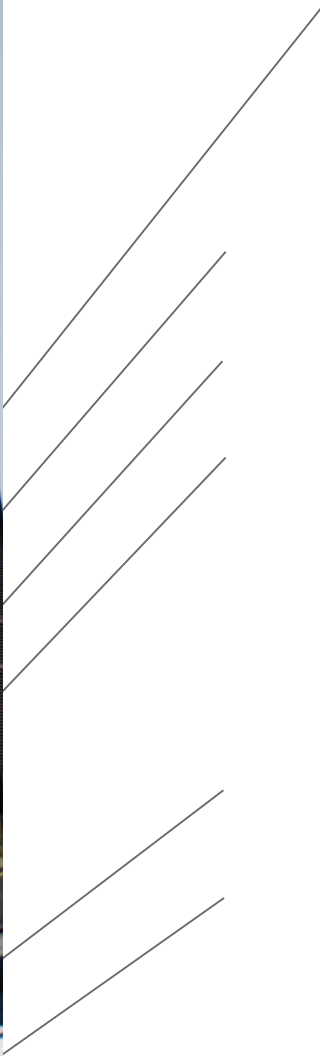
- Metal suspended ceilings
- High efficiency lighting
- Excellent natural light throughout
- 2.7m clear floor to ceiling height
- VRF comfort cooling and heating system
- Manned security/reception desk
- Large open plan floor plates, capable of sub-division
- Suites available from 2,600 sq ft
- Attractive mezzanine/break-out area 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



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**LOCATION**

Union Plaza is an impressive contemporary office building in the heart of Aberdeen city centre, planned around an attractive open courtyard. Aberdeen's wealth of amenities are within easy walking distance, providing a choice of coffee shops, café bars, restaurants and hotels, together with the full range of retail and leisure options which the city centre offers. A short stroll takes you to Aberdeen Music Hall, Union Terrace Gardens and HM Theatre to name but a few...



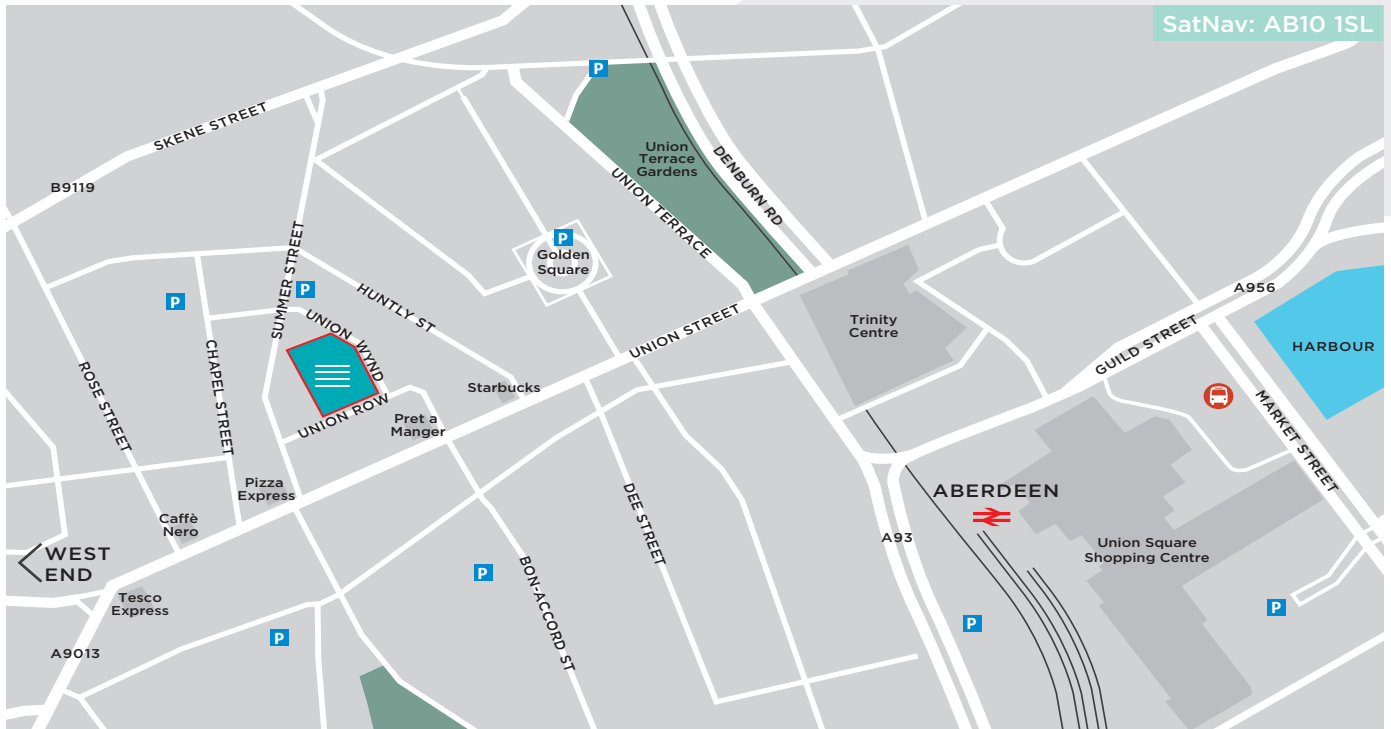
**DISTANCES**

	miles	 mins	 mins
Train Station	0.5	6	9
Union Square Shopping Centre	0.5	7	9
Bus Station	0.6	8	11

Source: Googlemaps

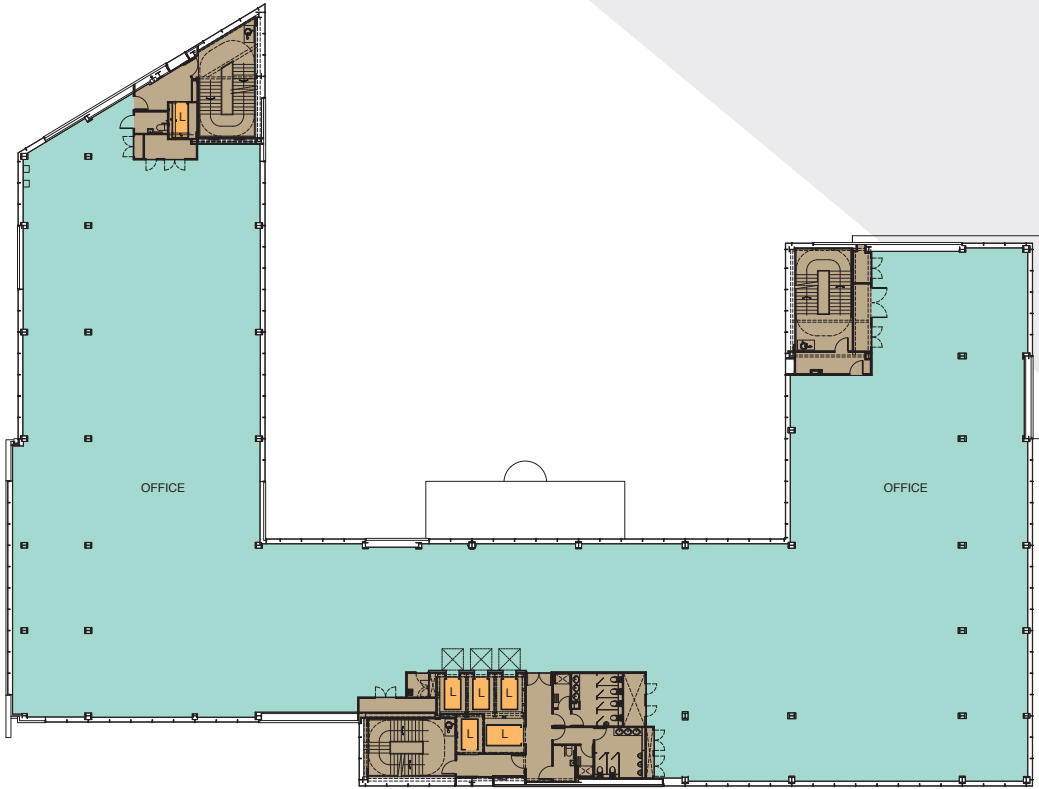
Union Plaza is well served by transport links, with regular bus services to and from the city centre, whilst the main bus and rail termini are situated at Union Square, a five minute walk, linking Aberdeen to the main towns and cities throughout the UK.

Aberdeen International Airport is located some six miles north west of Union Plaza and provides regular direct flights to the principal cities of the UK & Europe.







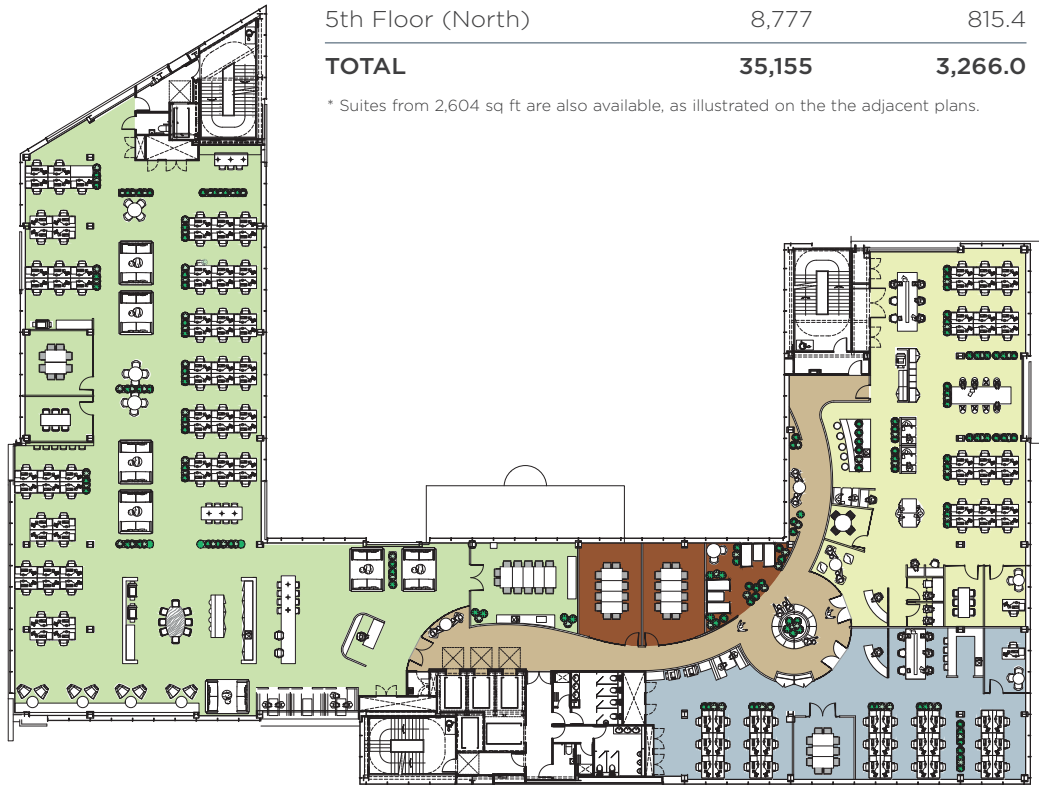


**TYPICAL OPEN PLAN LAYOUT**  
17,925 sq ft - 1,665 sq m

**AVAILABLE ACCOMMODATION**

	SQ FT	SQ M
1st Floor (South)	8,453	785.3
2nd Floor (Whole)*	17,925	1,665.3
5th Floor (North)	8,777	815.4
<b>TOTAL</b>	<b>35,155</b>	<b>3,266.0</b>

\* Suites from 2,604 sq ft are also available, as illustrated on the the adjacent plans.



**INDICATIVE SPACE PLAN**

- Suite 01  
2,604 sq ft - 242 sq m
- Suite 02  
3,595 sq ft - 334 sq m
- Suite 03  
9,396 sq ft - 873 sq m



## AMENITIES

Union Plaza is a thriving dynamic workplace where current occupiers include Barclays, Aberdeen Standard Investments, AGR Group and Burness Paull.

### OFFICE OCCUPIERS

- 1 Burness Paull / Barclays / AGR / ASI
- 2 Chrysaor Energy / PWC / MMS
- 3 Orega
- 4 Wood Group PSN / Centrica
- 5 Dana Petroleum
- 6 OGA / Care Inspectorate /HM Court Services
- 7 Aberdeen Journals
- 8 Aberdeen City Council
- 9 EnQuest / AMEC Foster Wheeler
- 10 CNR
- 11 Petrofac

### RETAIL / LEISURE

- 12 Union Square / Bus Station / Railway Station
- 13 Trinity Mall
- 14 Bon-Accord Centre
- 15 St Nicholas Centre
- 16 The Academy
- 17 HM Theatre
- 18 Aberdeen Art Gallery
- 19 Music Hall
- 20 Nuffield Gym
- 21 Pure Gym

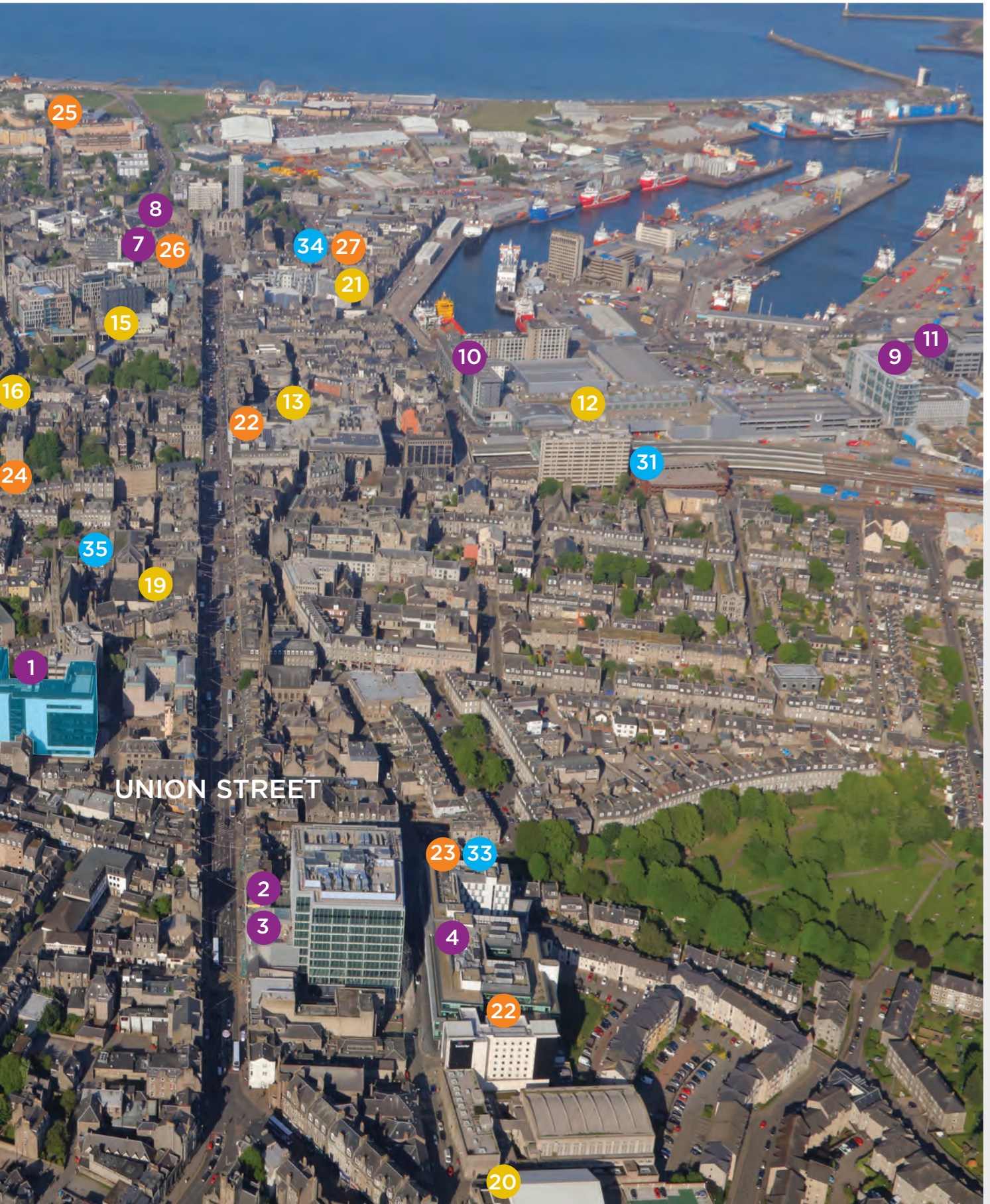
### HOTELS

- 22 Travelodge (2)
- 23 Park Inn
- 24 Mercure Caledonian Hotel
- 25 Hilton (2)
- 26 Residence Inn by Marriott
- 27 Ibis

### CAR PARKING

- 28 Loch Street Car Park
- 29 Harriet Street Car Park
- 30 Chapel Street Car Park
- 31 South College Street Car Park
- 32 Denburn Car Park
- 33 Park Inn NCP
- 34 Shiprow NCP
- 35 Golden Square Car Park







## 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.

## RENT

On application.

## SERVICE CHARGE

Full details of the service charge are available upon application.

## RATEABLE VALUE

The suites will require to be re-assessed, however estimates are available upon request. The incoming occupier will have the ability to appeal the Rateable Value.

## VAT

All figures quoted are exclusive of VAT.

## EPC

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

## ENTRY

By arrangement, upon conclusion of legal formalities.

## 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.

## VIEWING & OFFERS

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



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