

**TO LET**

# THE EXCHANGE

**Exposed Services  
Refurbishment  
within High Quality City  
Centre Building**

From 357.0 sq.m (3,843 sq.ft)  
– 1,436.4 sq.m (15,462 sq.ft)

**Market Street  
Aberdeen  
AB11 5PJ**

On the instructions of

**Federated  
Hermes** 





# THE EX<sup>2</sup>CH

The available acc  
located within T  
2 over floors 2-5  
fully refurbished  
exposed



# THE CHANGE

commodation is  
the Exchange No  
5 and comprises  
office suites with  
services

# THE EX<sup>2</sup>CHANGE



## LOCATION & DESCRIPTION

The Exchange is situated on the West side of Market Street overlooking Aberdeen's busy Harbour and in the heart of the City Centre. The central location ensures easy access to public transport, with the City's principal bus and train stations immediately to the rear. Aberdeen's main commercial thoroughfare, Union Street is within a two minute walk and the Union Square Leisure and Shopping Centre is immediately adjacent ensuring a vast array of local amenities.

The Exchange provides high quality, open plan office accommodation arranged over ground and 8 upper floors and split between two buildings; The Exchange No 1 and The Exchange No 2.

The available accommodation is located within The Exchange No 2 over floors 2-5 and comprises fully refurbished office suites with exposed services; two of the floors featuring a Cat A + fit-out. The accommodation has recently been refurbished to a high standard to provide the following:-

- Flexible open plan floor plates
- Exposed services
- 2 pipe VRV comfort cooling/heating with fan coil units
- Metal raised access floors
- Replacement windows (floors 4&5)
- Commissionaire manned Reception Area
- CCTV system (lower building)
- 2 no 10 person passenger lifts (fully DDA compliant)
- Male, female and disabled toilets on each floor
- Designated male, female and disabled shower facilities

## FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:-

2nd Floor	..... 357.0 sq.m	..... (3,843 sq.ft)
3rd Floor	..... 357.0 sq.m	..... (3,843 sq.ft)
4th Floor	..... 361.2 sq.m	..... (3,888 sq.ft)
5th Floor	..... 361.2 sq.m	..... (3,888 sq.ft)
Total	..... 1,436.4 sq.m	..... (15,462 sq.ft)

## CAR PARKING

2nd Floor – 5 spaces	3rd Floor – 5 spaces
4th Floor – 5 spaces	5th Floor – 5 spaces

## LEASE TERMS

The Landlord can offer flexible terms to suit an incoming tenant' Short term leases from one year will be accommodated however, longer leases are preferred which will be incentivised.

## RENT

On application.

## SERVICE CHARGE

Any ingoing tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building and the development. A service charge budget will be provided to interested parties on application.

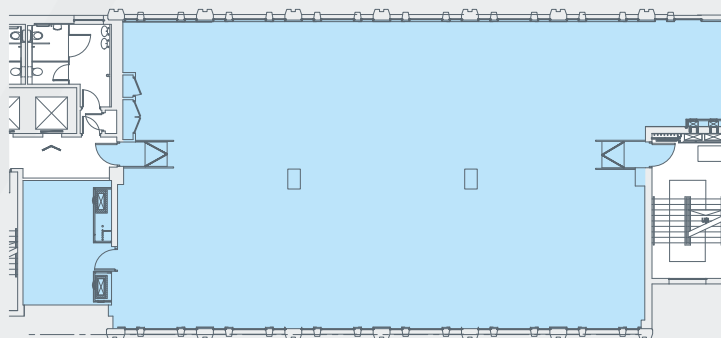


## FLOOR PLANS

TOTAL 1,436.4 SQ.M (15,462 SQ.FT)

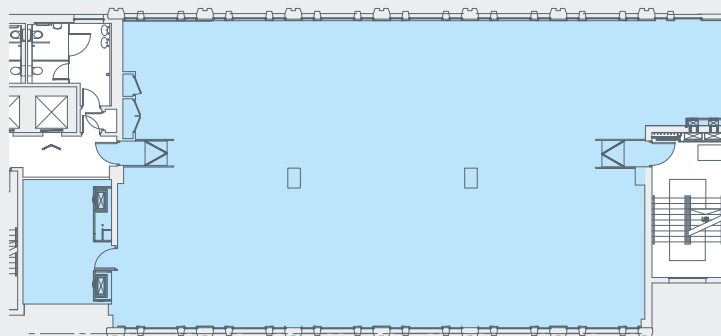
### SECOND FLOOR

357.0 sq.m  
(3,843 sq.ft)



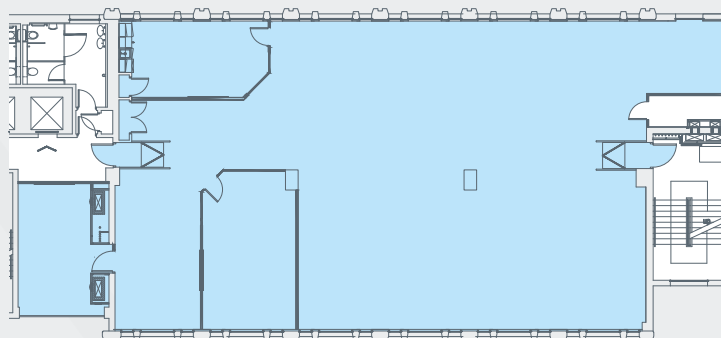
### THIRD FLOOR

357.0 sq.m  
(3,843 sq.ft)



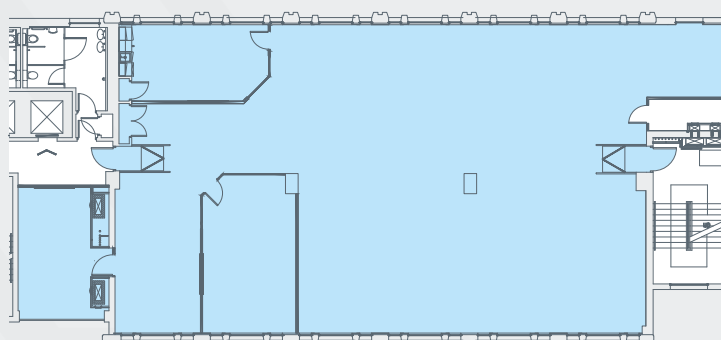
### FOURTH FLOOR

361.2 sq.m  
(3,888 sq.ft)



### FIFTH FLOOR

361.2 sq.m  
(3,888 sq.ft)



## LOCAL AMENITIES

# EX<sup>2</sup> THE EXCHANGE

### SHOPPING CENTRE

Union Square Shopping Centre 300 metres away, is occupied by national retailers such as Boots, Apple, H&M, JD Sports and M&S



### TRAIN & BUS STATIONS

Aberdeen Train and Bus Stations 300 metres away with destinations across the UK



### FERRY

Aberdeen Ferry Terminal 200 metres away with ships sailing to Orkney and Shetland regularly





## HOTELS

The Douglas Hotel  
300 metres away, IBIS  
400 metres away and  
Leonardo 200 metres  
away, provide hotel  
accommodation



## CAR PARKING

NCP Car Parking  
400 metres away with  
season tickets available



## GYM

Puregym at Shiprow  
400 metres away,  
provides high quality  
gym facilities



AND  
MUCH  
MORE...



# EX<sup>2</sup>THE CHANGE

The available accommodation is located within The Exchange No 2 over floors 2-5 and comprises fully refurbished office suites with exposed services







## RATEABLE VALUE

2nd floor .....£79,500    3rd floor .....£81,500  
4th Floor ..... £83,500    5th Floor ..... £82,500

Any ingoing occupier will have the right to appeal the Rateable Value. Interested parties should verify all rating figures with the Local Authority.

## EPC

The building benefits from an EPC rating of C.

## VAT

VAT will be payable at the standard rate.

## LEGAL COSTS

Each party will bear their own legal costs in association with the documentation of any transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

## ENTRY / AVAILABILITY

Further information available from the landlord's agent on application.

## VIEWING & OFFERS

Viewing is strictly by arrangement with Joint Agents to whom all offers should be submitted in Scottish Legal Form.



### Graeme Nisbet

T: 01224 597532 / E: graeme.nisbet@fgburnett.co.uk

### Jonathan Nesbitt

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DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars.

Responsible Property Investment ("RPI")  
Hermes Real Estate Investment Management Limited defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets".

This property has been refurbished. Hermes Real Estate Investment Management Limited encourages Occupiers to embrace its RPI policy. Lease Code: Follow the [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

