

TO LET

On the instructions of

**Federated
Hermes** 

EX¹ THE EXCHANGE

Office Accommodation within
High Quality City Centre Building

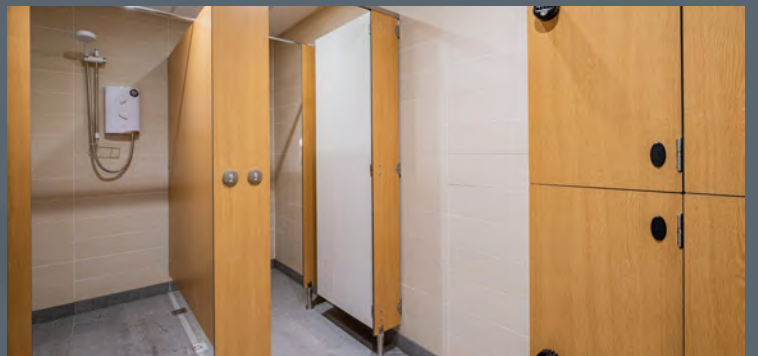
Market Street, Aberdeen, AB11 5PJ

Suites from 407.5 sq.m (4,387 sq.ft)
to 2110.3 sq.m (22,715 sq.ft)

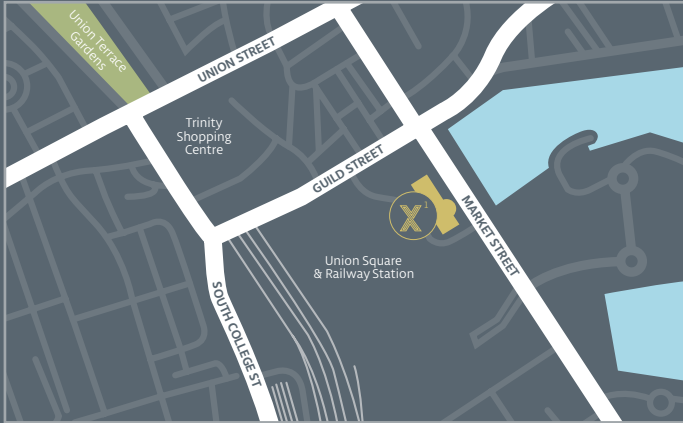


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LOCATION & DESCRIPTION

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 new Union Square Leisure and Shopping Centre is immediately adjacent, ensuring a vast array of local amenity.

The Exchange provides high quality, open plan office accommodation arranged over ground and eight 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 1 and comprises 2nd, 3rd and 6th floors. The accommodation has recently been refurbished to a high standard to provide the following;

- Flexible open plan floor plates / part fit-out
- Two pipe VRV comfort cooling / heating, with ceiling mounted fan coil units
- Metal raised access floors and suspended ceiling system
- Commissionaire manned reception area
- CCTV system (for building)
- Access via 2 No 10 person passenger lifts (fully DDA compliant)
- Male, female and disabled toilets on each floor
- Designated male, female and disabled shower facilities

CAR PARKING

2nd Floor10 spaces

3rd Floor.....5 spaces (per suite)

6th Floor5 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.



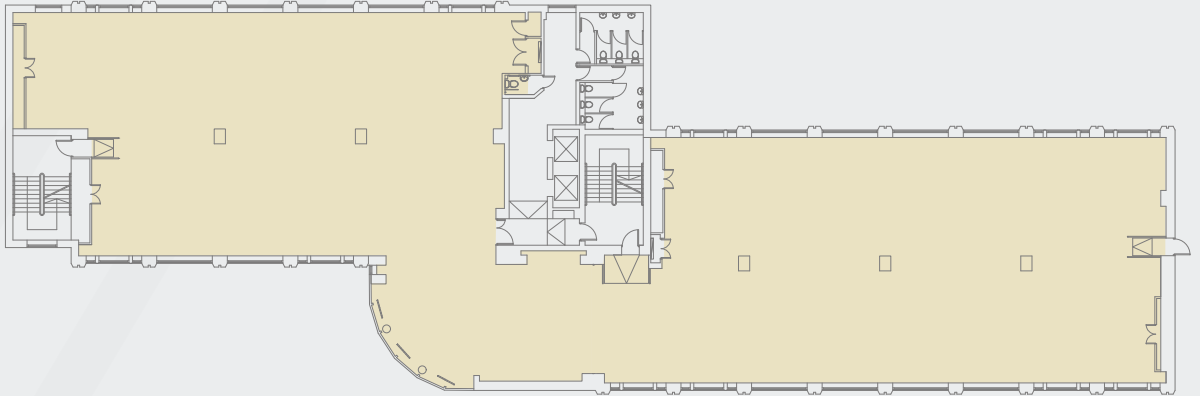


FLOOR AREAS

SUITES FROM 407.5 SQ.M (4,387 SQ.FT)

SECOND FLOOR

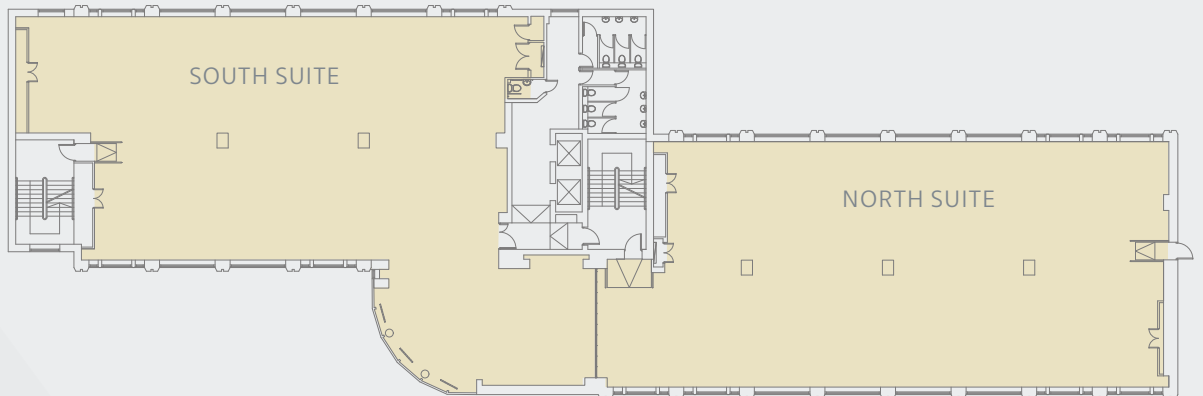
845.4 sq.m
(9,100 sq.ft)



THIRD FLOOR

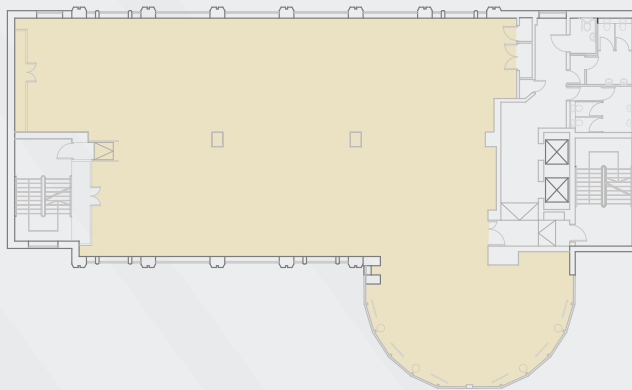
SOUTH SUITE:
437.9 sq.m
(4,713 sq.ft)

NORTH SUITE:
407.5 sq.m
(4,387 sq.ft)



SIXTH FLOOR

419.5 sq.m
(4,515 sq.ft)



THE EXCHANGE
PROVIDES HIGH
QUALITY, OPEN
PLAN OFFICE
ACCOMMODATION

LOCAL AMENITIES

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...



RATEABLE VALUE

2nd floor	£155,000
3rd Floor South suite.....	£77,500
3rd floor North Suite	£63,000
6th Floor	£95,000

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 associated 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 the joint agents to whom all offers should be submitted in Scottish legal form.



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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

