

# FIRST FLOOR

499 Union Street, AB11 6DB



## Key Highlights

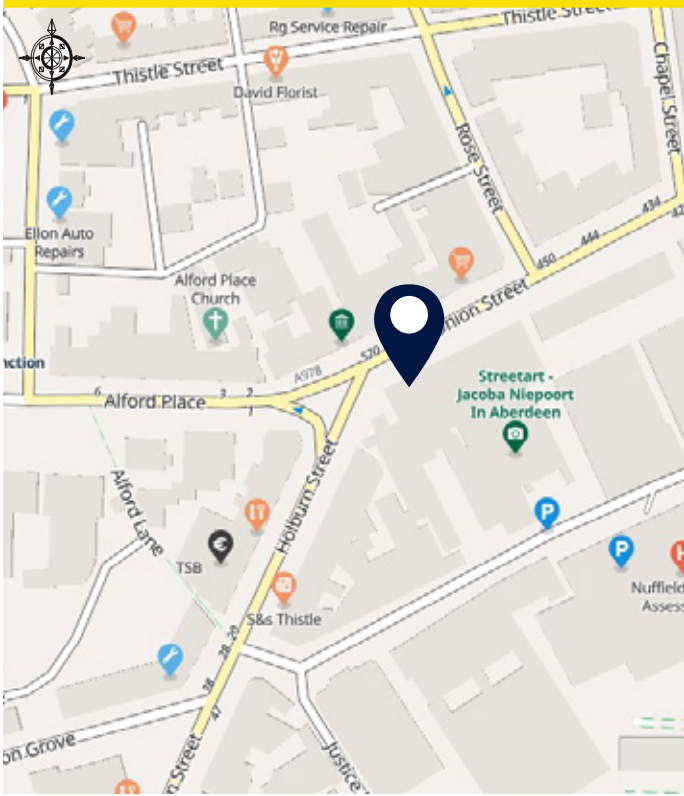
- Exclusive Parking to the rear
- Prominent Location
- Strong Local amenity

SAVILLS ABERDEEN  
37 Albyn Place  
Aberdeen, AB10 1YN

**+44 (0) 1224 971 111**

[savills.co.uk](http://savills.co.uk)

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## Rent

Rent on application.

## Floor Area

The office has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and the following area derived:-

FLOOR AREA	SQ FT	SQ M
Office	474	44.03

## Lease Terms

The accommodation is available on the basis of a new Full Repairing and Insuring Lease of negotiable duration with entry available immediately.

## Business Rates

The ingoing tenant will be responsible for payment of all local authority business rates.

The suite will be required to be reassessed upon occupation.

## Legal Costs

Each party will bear their own legal costs associated with the transaction.

## VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

## Viewings and Offers.

Strictly by arrangement through the joint letting agents, to whom all offers should be submitted in Scottish Legal form.

## Location

499 Union Street is located at the junction of Union Street, Holburn Street and Alford Place in Aberdeen's city centre and on the fringe of the West End office district. Union Street is Aberdeen's principal commercial thoroughfare and as such the property is well located to benefit from all city centre amenity and transport hubs. Surrounding occupiers include, Tesco Express, Sainsbury's Local and Starbucks. The location of the property is shown on the plan which has been provided for identification purposes only.

## Description

The office suite is located on the 1st floor of 499 Union Street and provides an office accommodation to the North side of the floor, comprising a small reception with 3 cellular offices. The property provides multiple offices with the specification comprising carpet tiled floor coverings, painted plaster walls, perimeter heating and data, a mix of inset spotlights and suspended fitments in the boardroom. There are shared toilets accessed via the common area on the floor. The suite is accessed via stairs from the ground floor of Union Street. There is a lift to the rear of the suite which provides access directly to the ground floor car park, where the exclusive car parking space is located.

## Contact

### Dan Smith

+44 (0) 1224 971 134  
dan.smith@savills.com

### Ben Clark

+44 (0) 1224 971 123  
ben.clark@savills.com

### Mark McQueen

+44 (0) 1224 202 828  
mark.mcqueen@shepherd.co.uk

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