

TO LET

PART 2ND FLOOR, THE EXCHANGE
MARKET STREET
ABERDEEN, AB11 5PJ

**HIGH QUALITY
OFFICE ACCOMMODATION**
426.22 sq m (4,588 sq ft)



LOCATION

The Exchange is located on the west side of Market Street, overlooking the busy harbour area, in the heart of the city centre. This central location provides easy access to public transport and benefits from being close to Union Street, Aberdeen's main commercial thoroughfare, and immediately adjacent to the 700,000 sq ft Union Square shopping and leisure centre.

Aberdeen's principal bus and rail stations are conveniently placed immediately to the rear of the property.

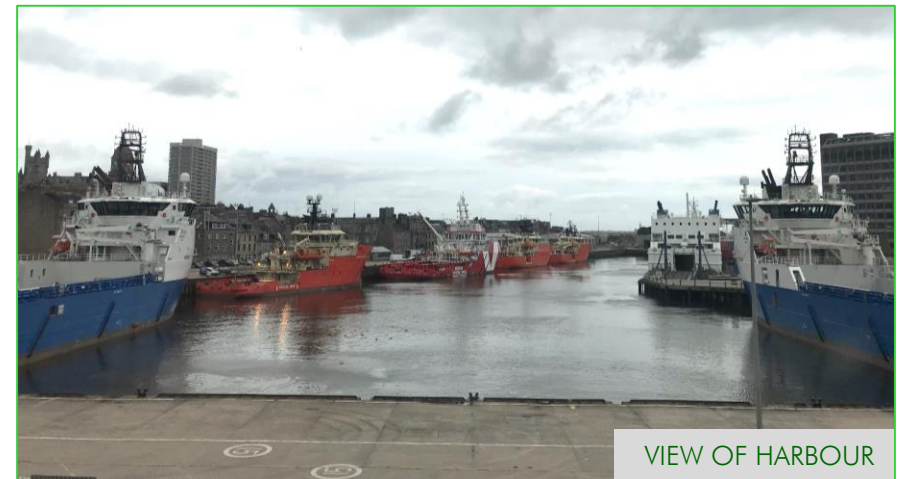
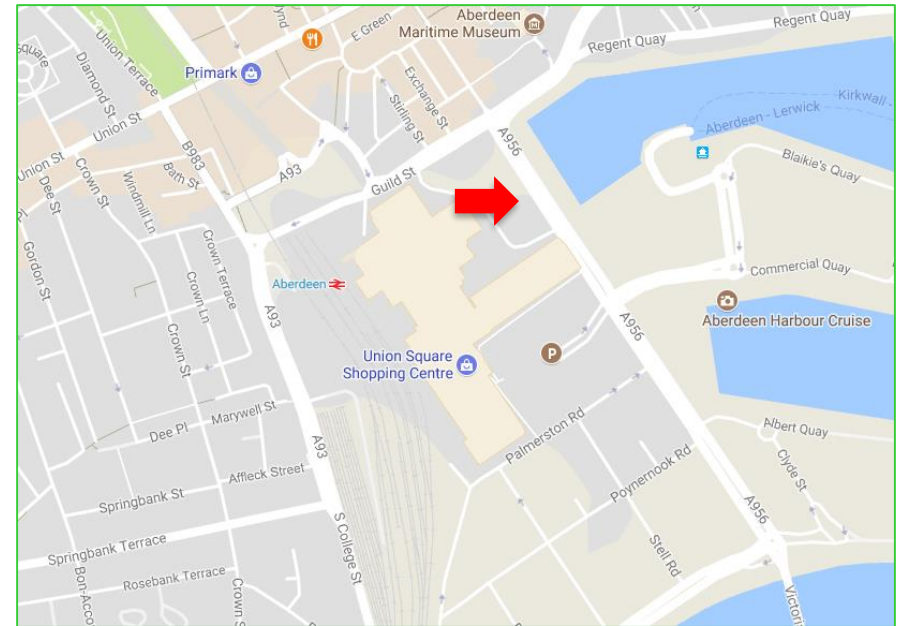
Surrounding occupiers include **Sodexo**, **John Crane**, **Tidewater**, **Gulfmark**, **Solstad Offshore**, **ODE Asset Management** and **Programme Marine**.

DESCRIPTION

The Exchange provides high quality office accommodation arranged over ground and eight upper floors and is split between two buildings. The subjects comprise part of the 2nd Floor of Exchange No.1.

The suite benefits from a high quality existing fit out and includes the following specification:

- + Flexible floor plate, largely on open plan with boardroom, three meeting rooms / individual offices, store room and copy room
- + Two pipe VRV comfort cooling/heating, with ceiling mounted fan coil units
- + Metal raised access floors and suspended ceiling system
- + Male, female and accessible WCs
- + Shower facilities
- + Commissionaire manned reception area
- + CCTV system for the building
- + 2 x 10 person passenger lifts



ACCOMMODATION

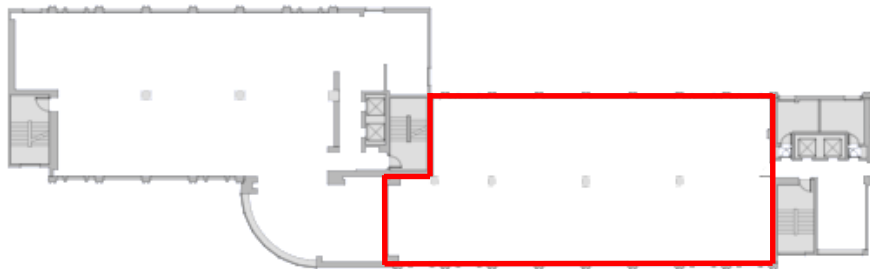
The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6th Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Part 2nd Floor	426.22	4,588

Alternatively, our client would be willing to vacate the whole of the 2nd Floor extending to c. 845.4 sq m (9,100 sq ft).

CAR PARKING

6 car parking spaces.



Indicative 2nd Floor Split

LEASE TERMS

The property is held on a Full Repairing and Insuring lease expiring 9 March 2028, incorporating a tenant only break option on 10 March 2023.

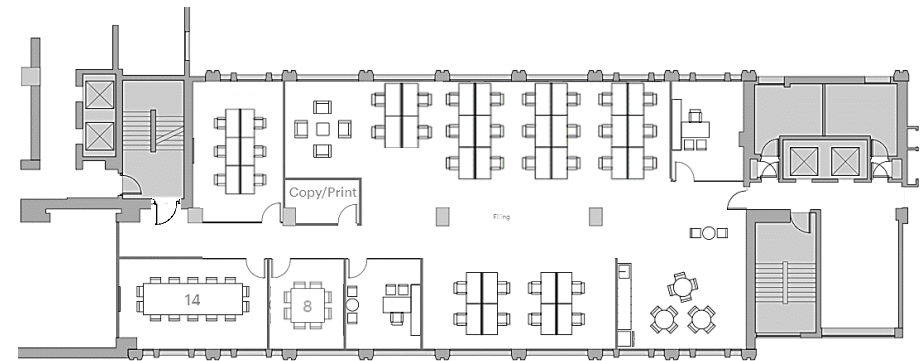
Our client is ideally seeking a sub-tenant until their break option in March 2023 but consideration may be given to shorter, flexible sub-leases.

RENT

£91,760 per annum, exclusive of VAT.

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 can be provided to interested parties on application.



Indicative Layout

RATEABLE VALUE

The 2nd Floor has a Rateable Value of £201,000, effective from 1 April 2017. The subjects will require to be reassessed if split. An estimate can be provided to interested parties on application.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating of C 43. Full documentation can be provided on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.

VIEWING & FURTHER INFORMATION

Please contact the sole letting agent.



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BOARDROOM



OPEN PLAN OFFICE

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