

EPC A RATING

Anchorage.

ABERDEEN



Anchorage

**A landmark location overlooking
Aberdeen's thriving harbour,
in the heart of the city.**

Drop Anchor in Aberdeen

MARKET STREET . ABERDEEN . AB11 5PJ

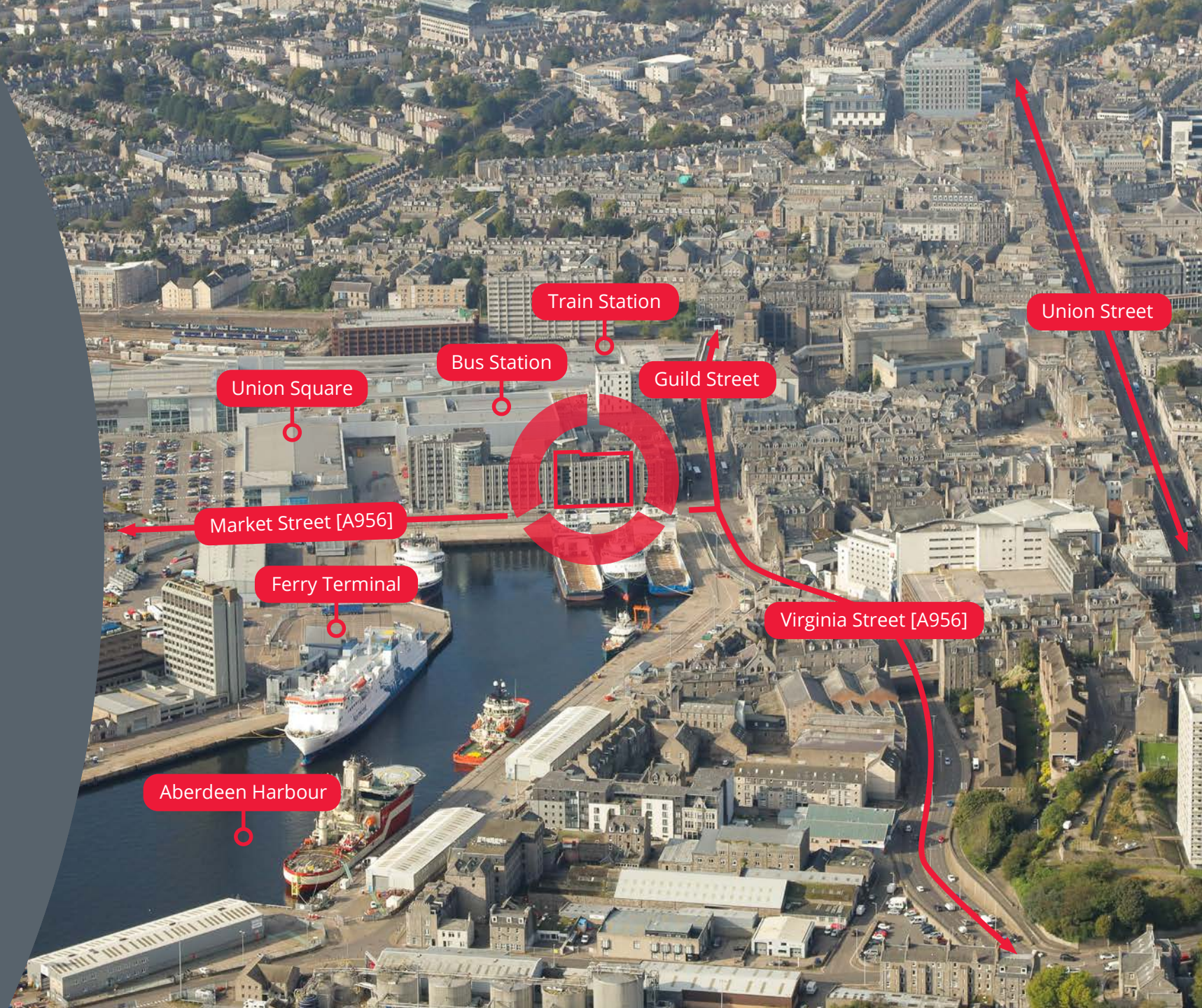
LOCATION

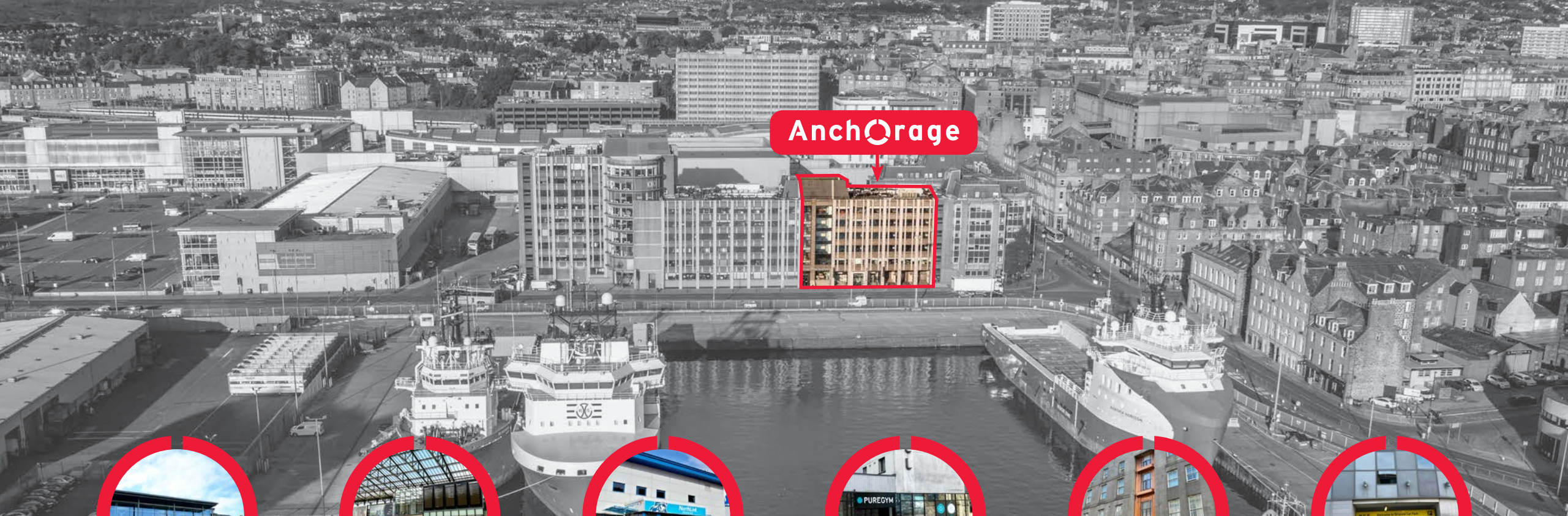
Anchorage is situated on Market Street and prominently overlooks Aberdeen's vibrant commercial harbour, in the heart of the city centre.

The building's central location results in easy access by public transport with the city's main bus and train stations immediately to the rear.

Aberdeen's main passenger ferry terminal is located 200 metres away, with daily services to Shetland and Orkney.

Anchorage





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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



GYM

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



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

Union Square > Union Square shopping centre is located adjacent to The Exchange and provides an extensive mix of retail and dining options. Occupiers include Pizza Express, Nandos, Wagamama, Starbucks, Zara, Hugo Boss and Levi's. **Hotels** > A wide range of hotels are within easy reach, including The Douglas Hotel on Market Street, the IBIS at Shiprow, and the Leonardo Hotel at Union Square. **Health and Wellness** > The area benefits from a range of health and fitness providers. PureGym is situated just 400 metres away, while Warehouse Health Club is approximately 900 metres from the building.



Exposed services and contemporary finishes



Commissionaire-manned reception

“Plug and play” options ready for immediate occupation



Comprehensive CCTV coverage

New 2-pipe VRV heating and cooling system with fan coil units



Two 10-person passenger lifts

Metal raised access flooring for adaptable cabling and space



WC

Male, female, and accessible WCs on every floor

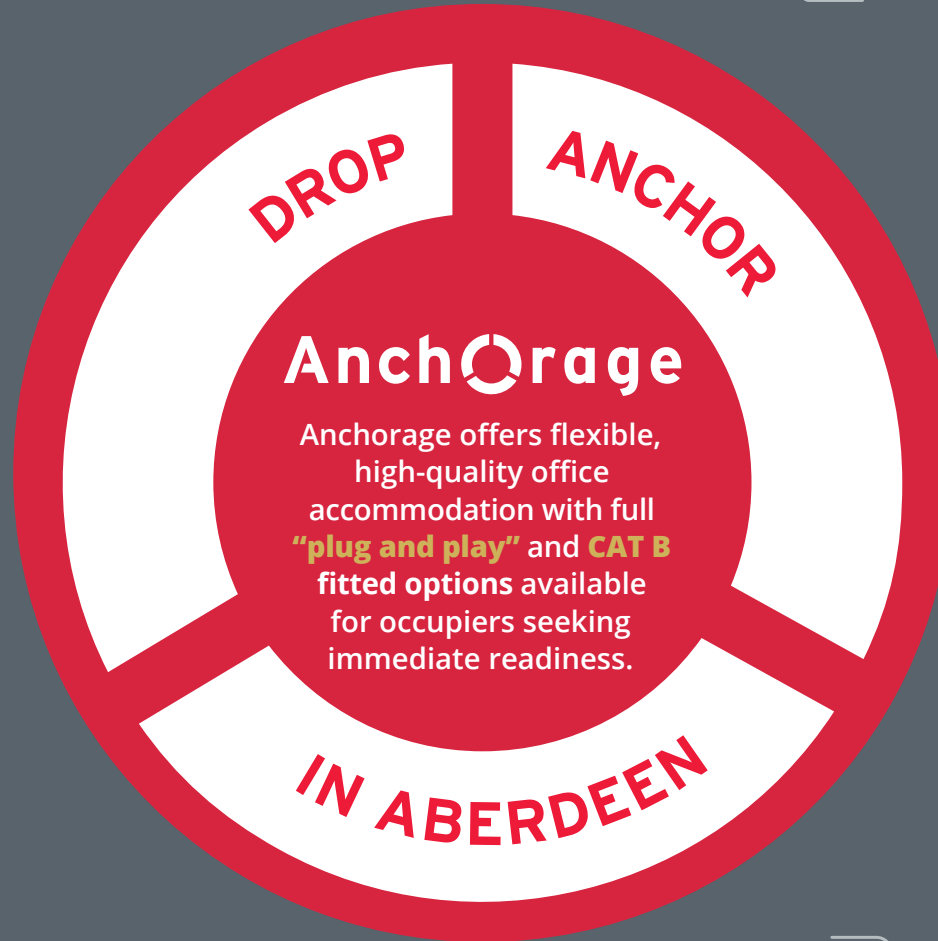
Upgraded double-glazed windows



Dedicated shower facilities for male, female, and disabled users



EPC A rating





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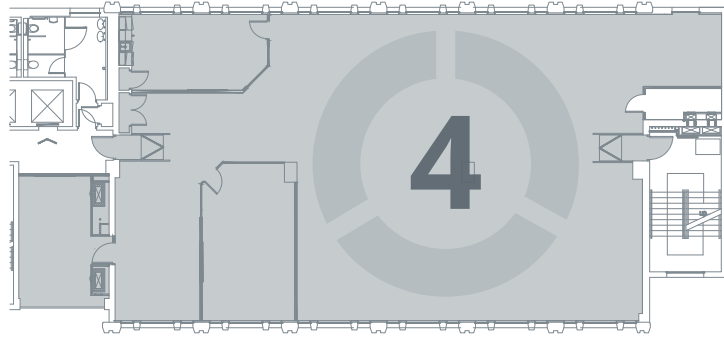
Area	Sq. m	Sq. ft
5th Floor	361.2	3,888
4th Floor	361.2	3,888
3rd Floor	357	3,843
2nd Floor	357	3,843
1st Floor	LET	3834
Ground Floor	LET	2258
Total	1,436.4	15,462



FLOOR PLANS

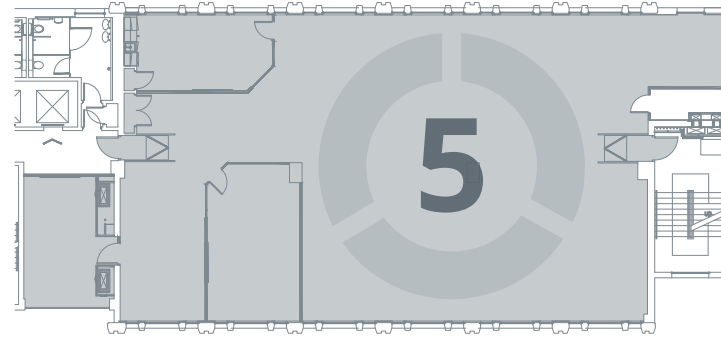
FOURTH FLOOR

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



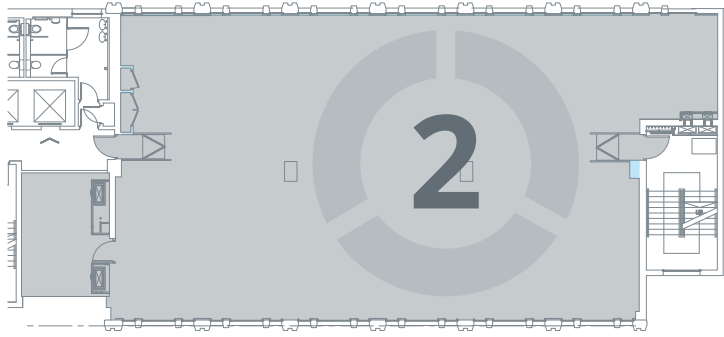
FIFTH FLOOR

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



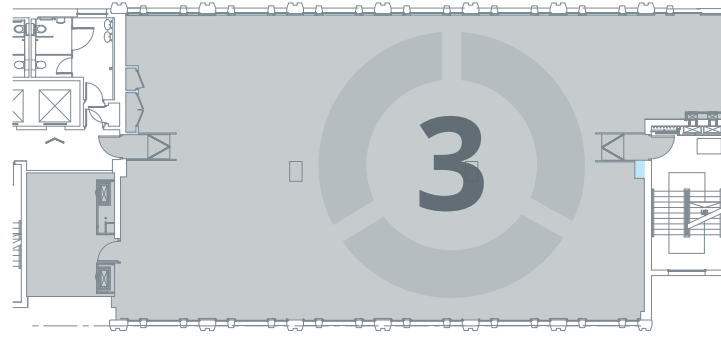
SECOND FLOOR

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



THIRD FLOOR

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



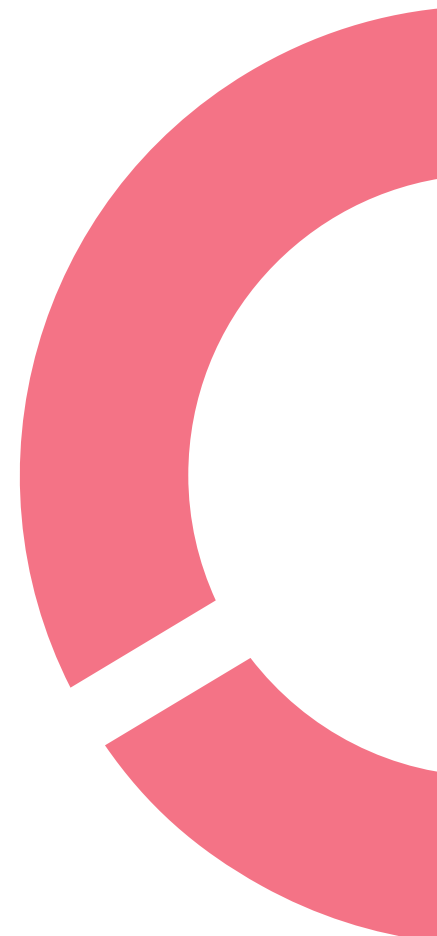
GROUND FLOOR

Let



FIRST FLOOR

Let



Anchorage

RENT

Fully fitted options are available from £15 per sq.ft.

SERVICE CHARGE

There will be a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building.

A service charge budget can be provided to interested parties on application.

RATEABLE VALUE

The following rateable values have been entered into the valuation roll effective as of 1st April 2023:

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

EPC

All suites benefit from an EPC rating of 'A'

VAT

VAT will be payable at the standard rate.

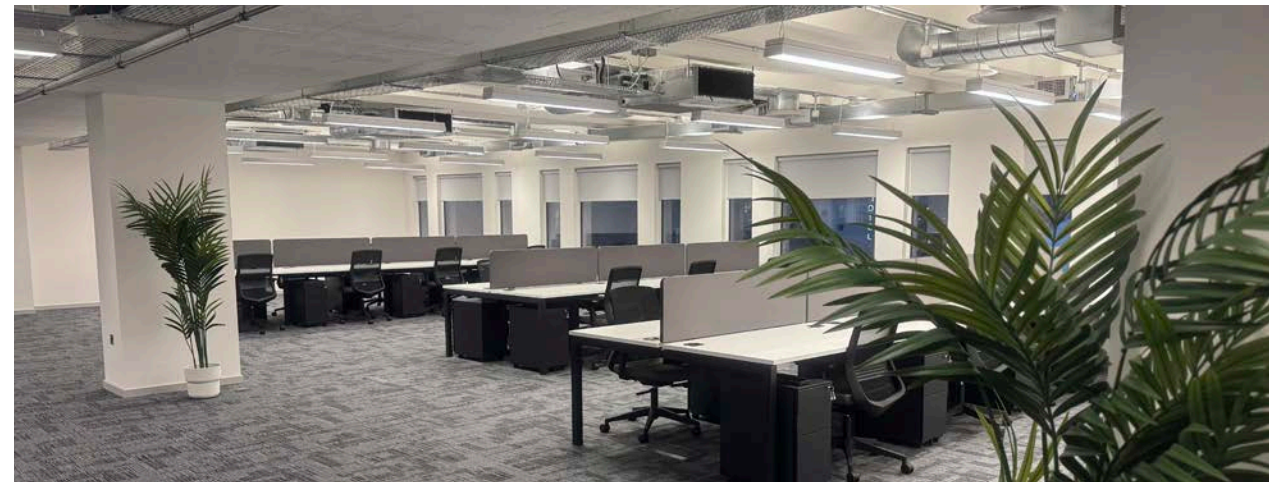
LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of any transaction. The incoming tenant will be responsible for any Land and Buildings Transactions Tax and registration dues applicable.

ENTRY

Immediately.

**ANCHORAGE
OFFERS FLEXIBLE,
HIGH-QUALITY OFFICE
ACCOMMODATION**





DROP

ANCHOR

Anchorage

IN ABERDEEN

Anchorage

VIEWINGS AND OFFERS

Viewing is strictly by arrangement with the joint agents to whom all offers should be submitted in Scottish legal form.

CONTACT



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Anti-Money Laundering Regulations. To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

