



UNION PLAZA



ABERDEEN



THE RIGHT SPACE - THE RIGHT PLACE





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DESCRIPTION

Union Plaza is a striking, modern, city centre building, constructed around an attractive landscaped courtyard, providing a total of 120,000 sq ft of first class office accommodation, over seven open-plan floors. There is a secure on-site underground car park delivering a class leading 224 car parking spaces, a ratio of 1 space : 535 sq ft

GRADE "A" SPECIFICATION:

- Metal suspended ceilings
- High efficiency lighting
- Excellent natural light throughout
- 2.7m clear floor to ceiling height
- VRF comfort cooling and heating system
- Manned security/reception desk
- Large open plan floor plates, capable of sub-division
- Suites available from 2,600 sq ft
- Attractive mezzanine/break-out area overlooking reception
- Bright and spacious double height reception
- Full raised access floors with 150mm clear zone
- 3 high speed passenger lifts
- Showers at all levels
- Bicycle parking



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LOCATION

Union Plaza is an impressive contemporary office building in the heart of Aberdeen city centre, planned around an attractive open courtyard. Aberdeen's wealth of amenities are within easy walking distance, providing a choice of coffee shops, café bars, restaurants and hotels, together with the full range of retail and leisure options which the city centre offers. A short stroll takes you to Aberdeen Music Hall, Union Terrace Gardens and HM Theatre to name but a few...

DISTANCES

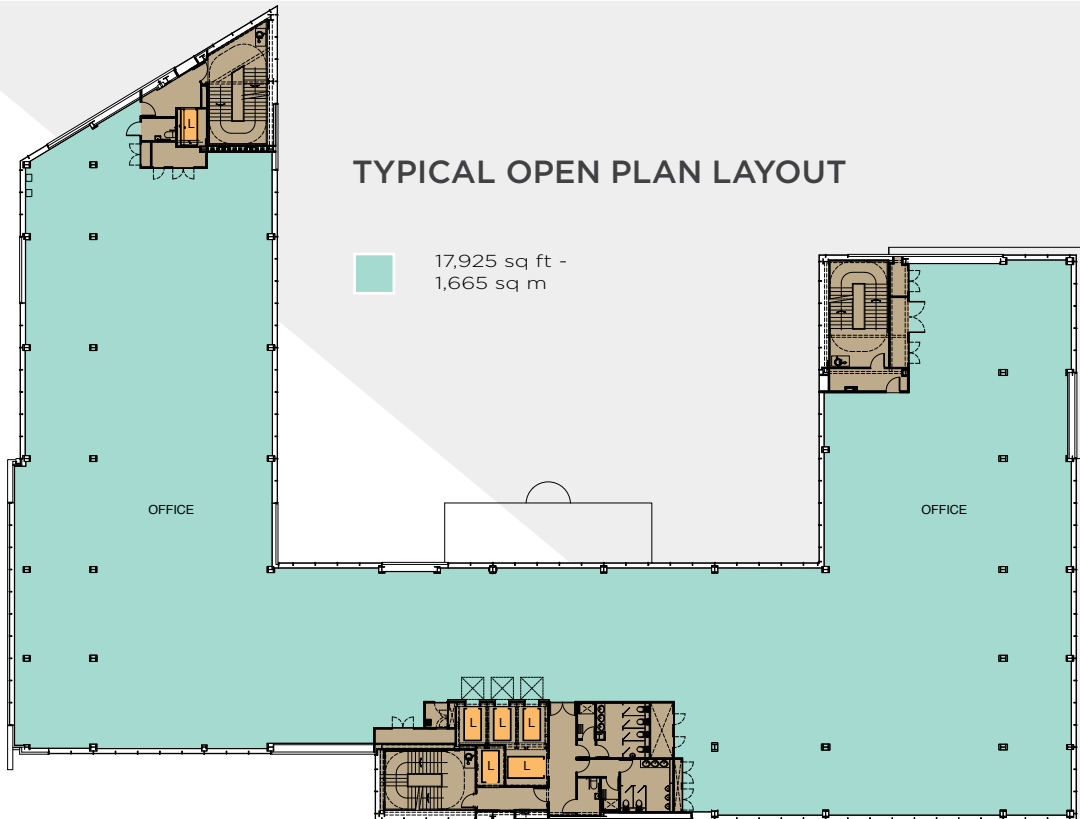
			
Train Station 	0.5 miles	6 mins	9 mins
Union Square Shopping Centre	0.5 miles	7 mins	9 mins
Bus Station 	0.6 miles	8 mins	11 mins

Source: Googlemaps

Union Plaza is well served by transport links, with regular bus services to and from the city centre, whilst the main bus and rail termini are situated at Union Square, a five minute walk, linking Aberdeen to the main towns and cities throughout the UK. Aberdeen International Airport is located some six miles north west of Union Plaza and provides regular direct flights to the principal cities of the UK and Europe.





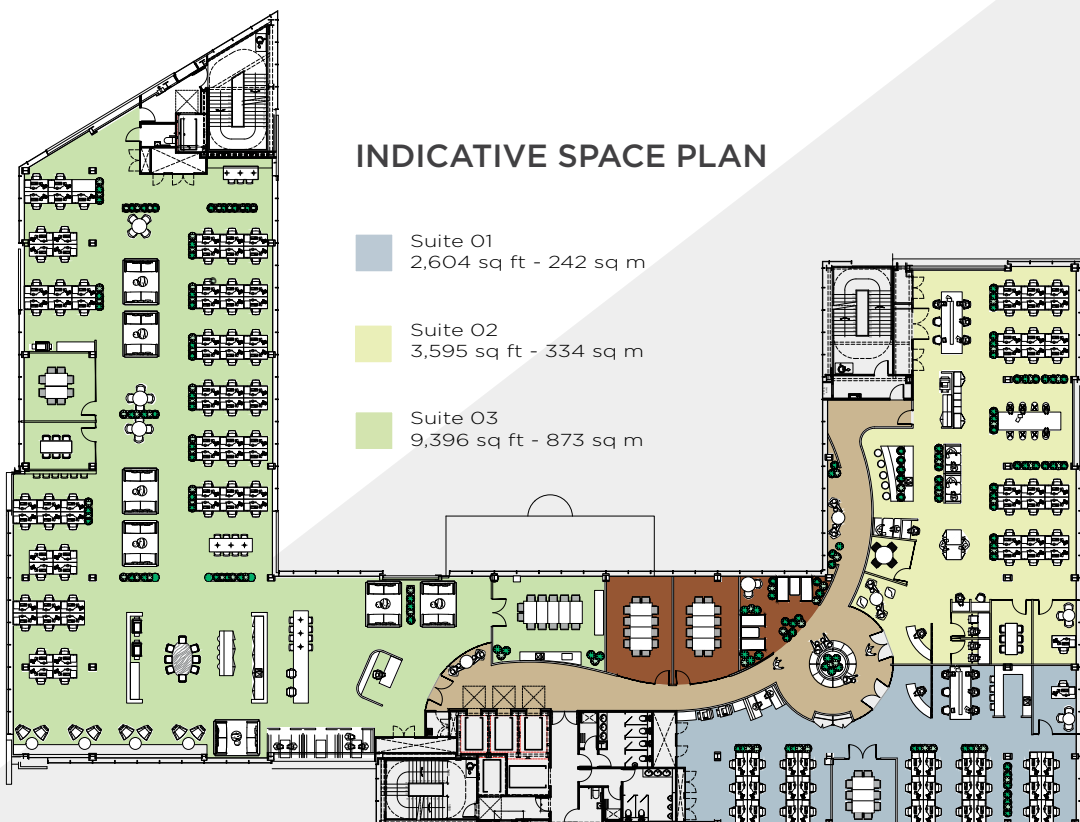


AVAILABLE ACCOMMODATION

1st Floor (South)	8,453 sq ft	785.3 sq m
2nd Floor (Whole)*	17,925 sq ft	1,665.3 sq m
5th Floor (North)	8,777 sq ft	815.4 sq m
TOTAL	35,155 sq ft	3,266.0 sq m





Union Plaza is a thriving dynamic workplace where current occupiers include Barclays, Aberdeen Asset Management, AGR Group and Burness Paull.

* Suites from 2,604 sq ft are also available, as illustrated on the the adjacent plans.





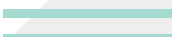
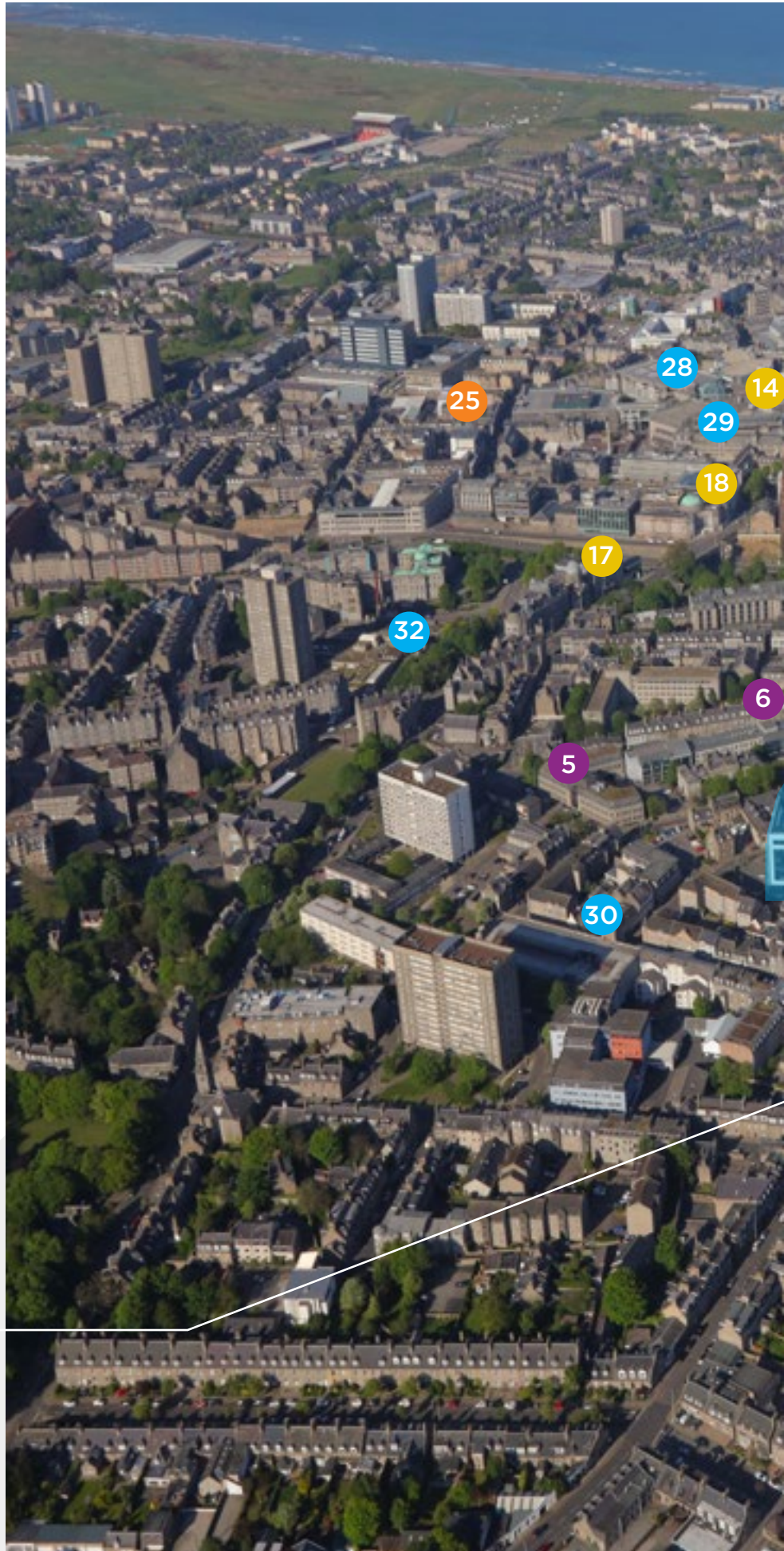
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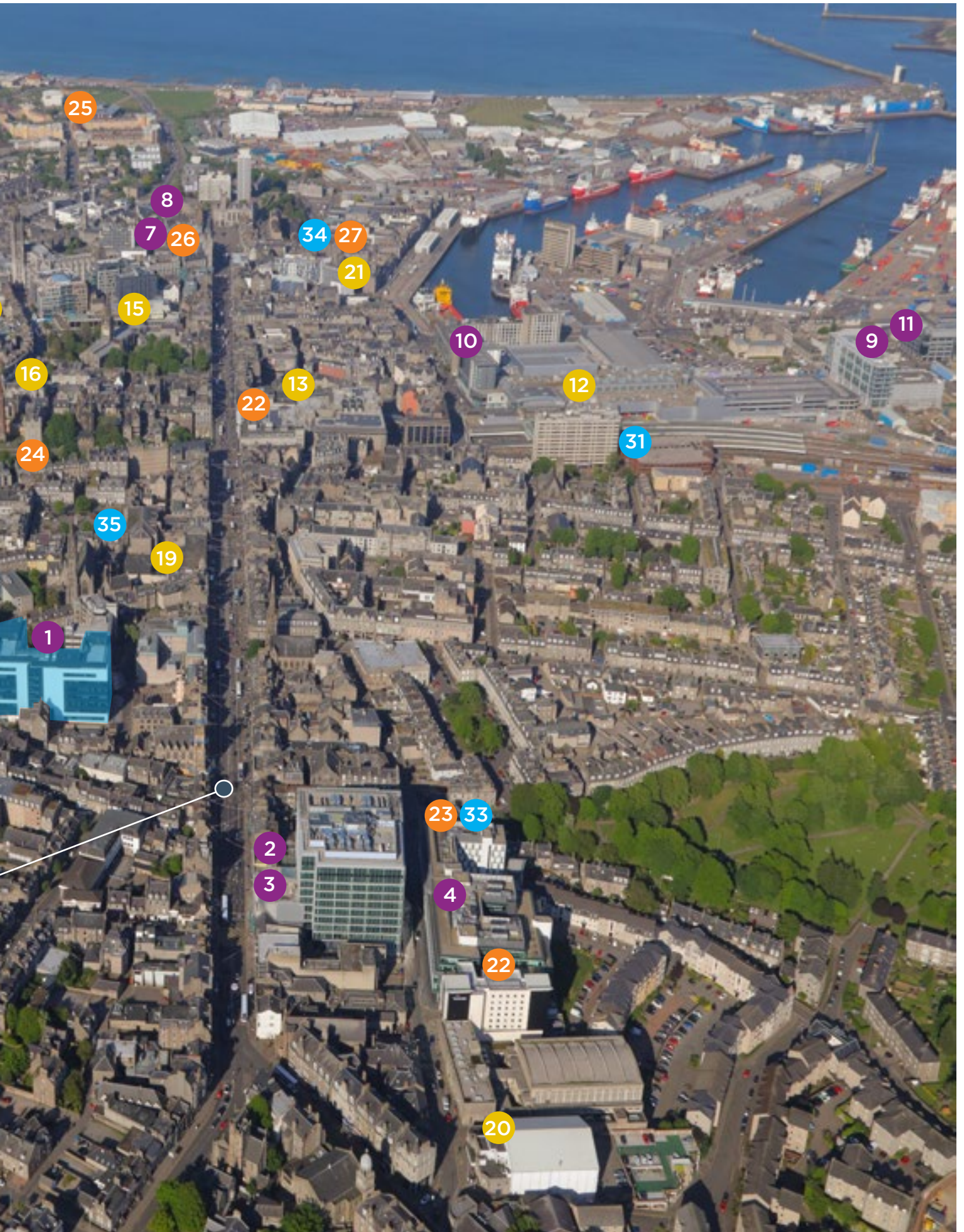
-  OFFICE OCCUPIERS
-  RETAIL/LEISURE
-  HOTELS
-  CAR PARKING

LOCAL OCCUPIERS

1. Burness Paull / Barclays / AGR / AAM
2. Chrysaor Energy / PWC / MMS
3. Orega
4. Wood Group PSN / Centrica
5. Dana Petroleum
6. OGA / Care Inspectorate / HM Court Services
7. Aberdeen Journals
8. Aberdeen City Council
9. EnQuest / AMEC Foster Wheeler
10. CNR
11. Petrofac
12. Union Square / Bus Station / Railway Station
13. Trinity Mall
14. Bon-Accord Centre
15. St Nicholas Centre
16. The Academy
17. HM Theatre
18. Aberdeen Art Gallery
19. Music Hall
20. Nuffield Gym
21. Pure Gym
22. Travelodge (2)
23. Park Inn
24. Mercure Caledonian Hotel
25. Hilton (2)
26. Residence Inn by Marriott
27. Ibis
28. Loch Street Car Park
29. Harriet Street Car Park
30. Chapel Street Car Park
31. South College Street Car Park
32. Denburn Car Park
33. Park Inn NCP
34. Shiprow NCP
35. Golden Square Car Park

UNION STREET





LEASE TERMS

Suites are available on flexible terms for a period to be agreed on a full repairing and insuring basis. Any medium / long term leases will be subject to upward only rent reviews at periodic intervals.

RENT

On application.

SERVICE CHARGE

Full details of the service charge are available upon application.

RATEABLE VALUE

The suites will require to be re-assessed, however estimates are available upon request. The incoming occupier will have the ability to appeal the Rateable Value.

VAT

All figures quoted are exclusive of VAT.

EPC

The subjects have an EPC Rating of "D". Full details are available upon request.

ENTRY

By arrangement, upon conclusion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any Land and Building Transaction Tax and Registration Dues, if applicable.

VIEWING AND OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in the Scottish Legal Form.

**KATHERINE MONRO**

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MATTHEW PARK

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**DAN SMITH**

dan.smith@savills.com

SIMPSON BUGLASS

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These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Knight Frank, Savills, LGIM nor any of their employees any authority to make or give any representation or warranty relating to this property. It is requested that all negotiations be conducted through the joint agents. All terms quoted are exclusive of VAT. All floor areas are approximate. August 2017.