

LANDMARK CITY CENTRE OFFICE BUILDING TO LET



**210 UNION STREET
ABERDEEN
AB10 1TL**

LOCATION

The property occupies a prominent corner site at the junction of Huntly Street and Union Street, Aberdeen's principal shopping thoroughfare.

Aberdeen is Scotland's third city known as the oil capital of Europe and boasts one of the lowest unemployment rates in the UK.

The site is as shown on the plan opposite for identification purposes only.

DESCRIPTION

The property occupies the first, second and third floors within a three storey attic and basement building of substantial granite and slate construction.

ACCOMMODATION

The following accommodation is provided:

	Net Internal Area
First Floor	
Open plan office, 4 individual offices, male & female toilets, kitchenette	154.77m ² (1,666 sq ft)
Second Floor	
Open plan office, 4 individual offices, male & female toilets, kitchenette	152.82m ² (1,645 sq ft)
Third Floor	
3 open plan offices, male & female toilets, kitchenette	96.62m ² (997 sq ft)

TOTAL **400.21m² (4,308 sq ft)**

Consideration will be given to leasing on a floor by floor basis subject to agreeing acceptable terms.

SERVICES

All main services are installed. Heating is by gas fired radiator system.

RATING ASSESSMENT

The subjects currently form part of a larger entry and will require to be re-assessed upon entry.

LEASE TERMS

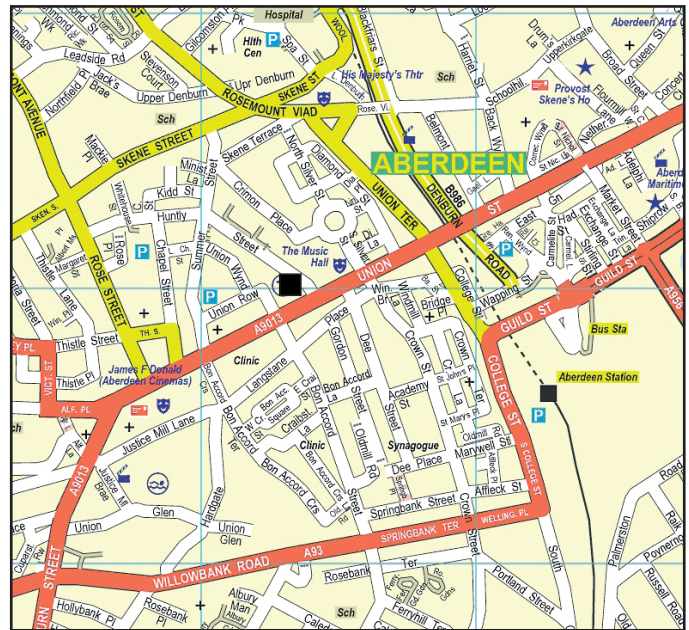
The property is offered on a new standard full repairing and insuring lease for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL

£40,000 per annum, exclusive.

ENTRY

By arrangement.



VAT

All figures quoted are exclusive of Value Added Tax.

EPC

The property currently has an EPC rating of F+. Further details are available on request.

LEGAL COSTS

Each party will bear their own legal costs in connection with a lease with the incoming tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWING

All offers should be submitted to the sole letting agents, who will also make arrangements to view on a strictly by appointment basis.