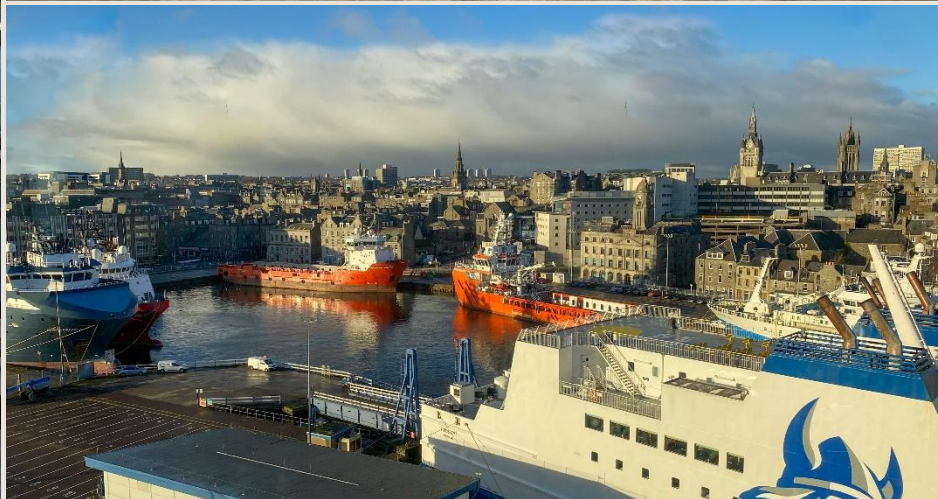


TO LET

Office suites within a landmark Aberdeen Harbour building

From smaller suites (222 sq ft) to whole floors (3,417 sq ft)



Union Point, Blaikies Quay

Aberdeen AB11 5PW

ON BEHALF OF:

Location

Union Point is situated at Blaikies Quay, in the harbour area of Aberdeen.

The property benefits from a highly prominent quayside location, giving it unparalleled views of Aberdeen's bustling commercial harbour and the city centre. The property is easily accessible, with Market Street (A956) providing access from both north and south of the city. Union Point is also within a short walking distance to Aberdeen train and bus stations.

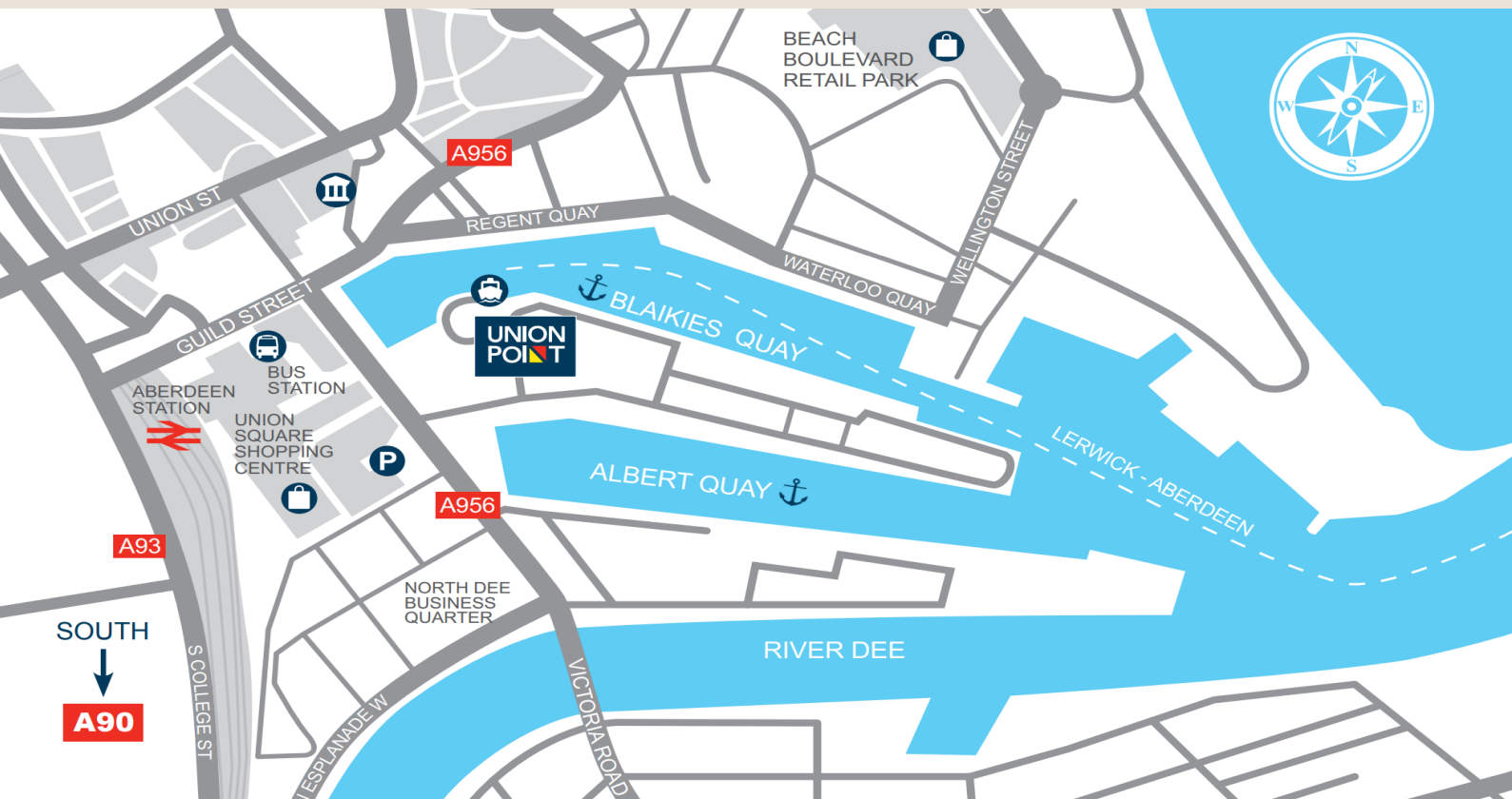
Union Square is in extremely close proximity, as is the city centre, meaning that there is a substantial array of local amenity.

Description

Union Point comprises refurbished office suites arranged over 11 floors. Access is via 3 high speed passenger lifts, located through the common reception, which is manned during regular office hours. There is a multi-storey car park to the rear of the building where designated car parking spaces are allocated to each of the occupiers.

The suites have been fully furnished and benefit from a modern specification that includes new carpet tiled floors or LVT, a suspended ceiling with LED lighting, perimeter trunking and gas fired central heating.

Ladies and gents toilets and a kitchen / tea prep are provided at each level and accessed from the lift lobby. Many suites also benefit from dedicated kitchen facilities. There is also a large communal area with a café on the ground floor level, with shower facilities also available.



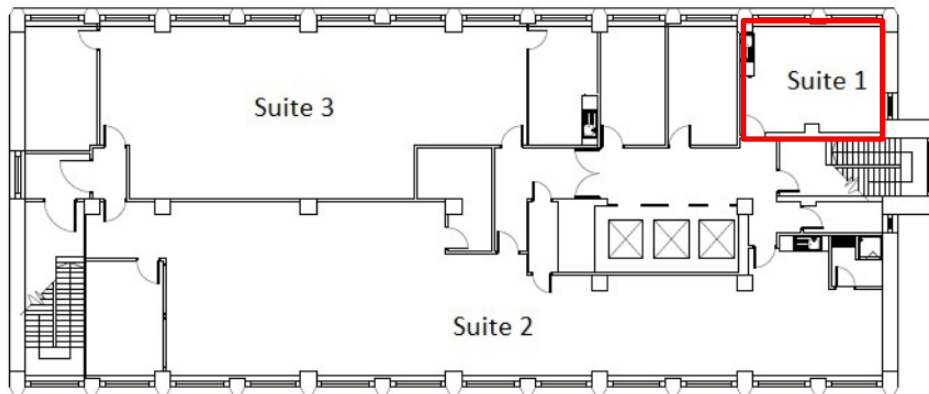
Availability

Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Suite	Sq ft	Sq m
1	1	250	23.23
2	Whole Floor*	3,417	317.45
3	3 + 4	304	28.24
6	1	411	38.18
	2	719	66.80
	4	250	23.23
Total (remaining)		5,351	497.13

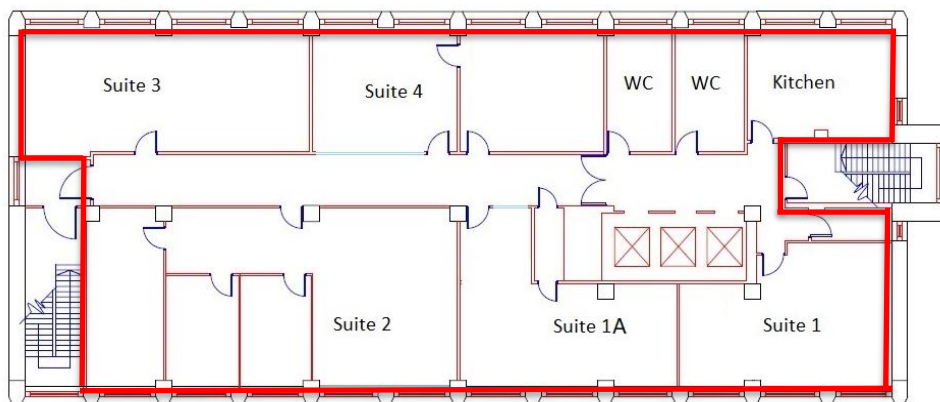
*Floor 2 is available as a whole floor or consideration may be given to sub-dividing the floor space to suit your requirement. Further details are available on request.

Floor 1



Refurbished building reception

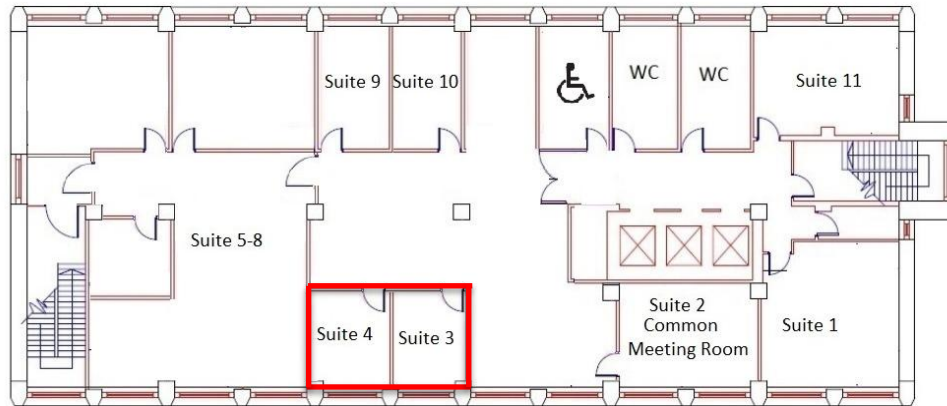
Floor 2



Indicative image showing a whole floor suite

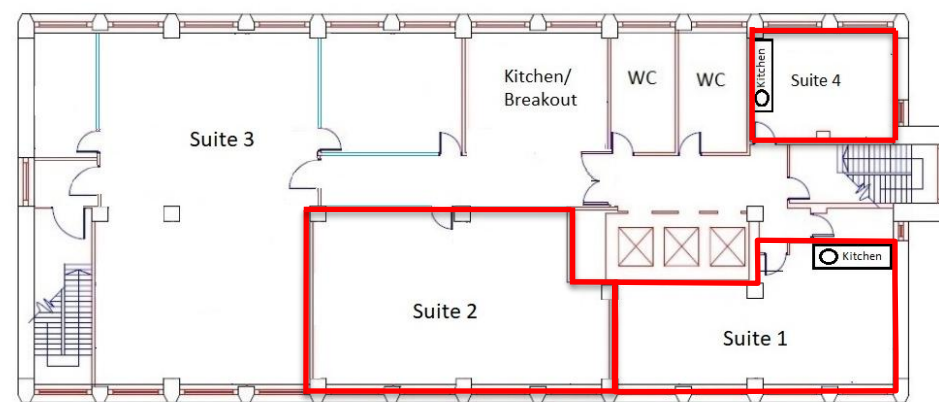
Availability (continued)

Floor 3



Floor 3, Suites 3 & 4 / communal area

Floor 6



Floor 6, Suite 2





Union Point mural by Hera of Herakut and city views



Ground floor communal area and café



Indicative image showing typical communal kitchen and break out space

Key Points

- Fully refurbished office suites
- Suites from 222 sq ft to entire floors of 3,417 sq ft
- All-inclusive rents and flexible lease terms available
- Onsite multi storey car park and onsite concierge
- Unparalleled views of Aberdeen city centre and harbour

Rent

Base rent: £15 per sq.ft

All-inclusive rent: £25 per sq ft. The all-inclusive rent includes property rent, service charge, building security and CCTV, electricity, lighting, heating and Wi-Fi. Parking within the multi-storey car park is also included, with the number of spaces dependent on the size of the suite.

Lease Terms

Flexible lease terms are available. Further details are available upon request.

EPC

The property has a current EPC rating of B(18). Full documentation can be provided on request.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Car Parking

There is a 112-space multi-storey car park with EV charge points available. Parking within the multi-storey car park is included, with the number of spaces dependent on the size of the suite.

Additional car parking spaces are available for £75.00 (+ VAT) per month per space.

Rateable Value

Full documentation can be provided on request. An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

VAT

Any monies quoted are exclusive of VAT, which may be payable.

AML

To satisfy HMRC and RICS guidance, we are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Key contacts

For further information, or to arrange a viewing, please contact the joint agents:



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ON BEHALF OF:

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