

TO LET

9th Floor North

THE SILVER FIN BUILDING

455 Union Street / Aberdeen / AB11 6DB

1181.9 sq.m (12,722 sq.ft)



THE SILVER FIN BUILDING



Location

The Silver Fin is located in Aberdeen, Scotland's third largest City with a population of approximately 225,000. Aberdeen's economy is underpinned by the Energy sector and is home to a number of international energy companies along with a substantial supply chain.

The property is located at the western-end of Union Street, Aberdeen's main thoroughfare providing access from the west-end to the Castlegate.

The office location has seen significant repurposing over the last 10 years with the development of The Silver Fin and The Capitol next door offering a combined 207,000 sq.ft of Grade A space.

Union Street boasts mixed use commercial with a number of significant office occupiers which include **PWC, Orega, Xodus and RSM**. There is a plentiful supply of amenity close by featuring leisure, retail and restaurant use.



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1st		
2nd	4th	7th
3rd	5th	8th
	6th	9th



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Description

One of Aberdeen's premier Grade A buildings extending to 132,446 sq.ft over nine levels, The Silver Fin is home to Adura, NEO Energy and Deloitte LLP. A dramatic four-storey reception hall provides a business lounge with informal meeting areas, wi-fi and refreshments. The upper levels provide expansive floorplates with unrivalled views across the city and beyond.



General specification includes:-

- > **Energy Performance Rating 'A'**
- > **BREEAM 'Very Good'**
- > **Five 17-person high speed passenger lifts serving all occupied floors**
- > **Dedicated off-street loading bay for deliveries and waste collection**
- > **2.8m clear floor to ceiling height on all office floors**
- > **150mm overall full raised access flooring throughout**
- > **Energy efficient VRF heating and cooling**
- > **Energy efficient LED lighting throughout the building**
- > **High quality male/female toilet and shower facilities on each floor**
- > **Secure basement parking**
- > **Cycle spaces and associated changing/showering facilities**

The available suite is on the 9th floor extending to 12,722 sq.ft and offers a 'plug and play' opportunity to an incoming tenant. The suite benefits from a full fit-out to include substantial board room, series of meeting rooms, private offices and an impressive canteen, lockers etc. The suite is fully furnished, and the movables can form part of a deal.

Car Parking

There is a secure car-park which is accessed off Justicemill Lane and directly within the building. There are 12 car-parking spaces allocated to this office suite. Further car-parking may be available within walking distance.





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Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Area derived:-
1181.9 sq.m (12,722 sq.ft)

Lease

There is a Full Repairing and Insuring lease in place to NEO Energy Upstream UK Limited until 3rd February 2030 at a passing rent of £413,465.

It is our client's preference to assign their interest however, consideration would be given to sub-letting in whole. Should an incoming tenant wish for a longer lease term, then the Landlord would be open to a surrender discussion.



Service Charge

There is a Building Service Charge payable to cover costs for operation, repair and maintenance over the common parts. Further details can be provided on request.

Rateable Value

£305,000 effective from April 2026.

Rates Detail

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

A. Copy available on request.



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VAT

VAT will be payable in addition to the monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

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

Entry

On conclusion of legal missives.

Contact

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FG Burnett



DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. March 2026.

