

# TO LET

## 4/5 Union Terrace

Aberdeen AB10 1NJ



### REFURBISHED OPEN PLAN OFFICE ACCOMMODATION WITH EXCELLENT PARKING

- Refurbished city centre office suites with fully secured car parking
- Individual suites from 218.35 Sq m (2,850 sq ft) to 310.67 Sq m (3,344 sq ft)
- High specification open plan accommodation
- Unrivalled views over Union Terrace Gardens
- Competitive rent
- Ground floor suite may be suitable for café/restaurant or coffee shop use (subject to planning)

# 4/5 Union Terrace

Aberdeen AB10 1NJ

## LOCATION

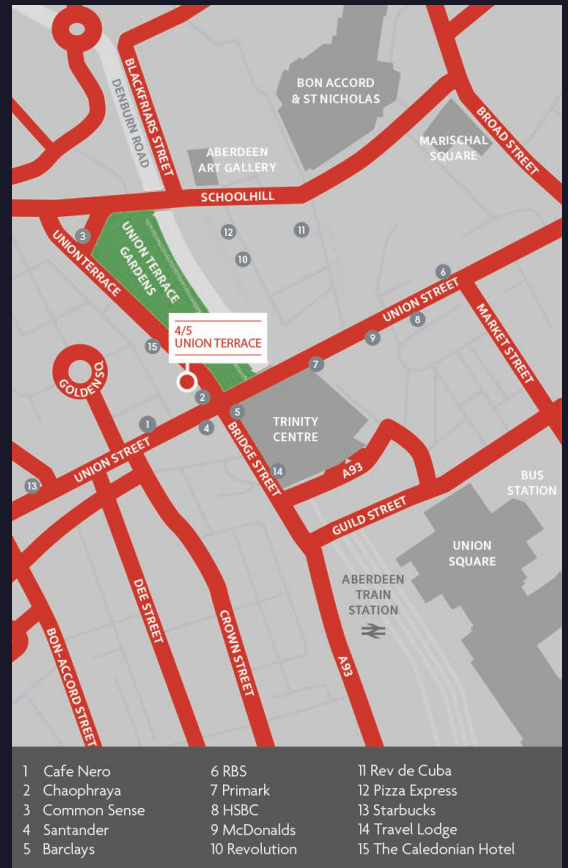
The subjects are located on the west side of Union Terrace, close to its junction with Union Street within the heart of Aberdeen City Centre.

The building enjoys a prime position overlooking the Union Terrace Gardens which opened in late December 2022 following a £28 million redevelopment and regeneration program, transforming the Victorian Park into an inclusive 21st century space with improved access, activity and amenity whilst enhancing its heritage features.

The design includes three pavilions (on Union Street, Union Terrace and Rosemount Viaduct, of which is currently occupied by Common Sense Coffee House & Bar), a walkway from Union Street, landscaping and lighting, and the refurbishment of the Union Terrace arches.

<https://www.lda-design.co.uk/work/portfolio/union-terrace-gardens/>

The exact location of 4-5 Union Terrace is shown on the plan.



## DESCRIPTION

The subjects comprise various office suites arranged over the ground, first, second and fourth floors of a multi-tenanted modern building.

Access to the building is by means of a communal entrance from Union Terrace where two 8 person passenger lifts give access to all floors.

The common areas have recently been comprehensively refurbished, with works including the provision of bike storage and shower facilities within the basement.

Each suite provides open plan accommodation, with staff toilet facilities located within the common areas of the building.

The floors within the suites are of suspended or solid concrete with carpet tile finishes. The ceilings are of a suspended mineral tile design incorporating PIR LED fitments. Each suite also benefits from an air conditioning system that provides heating and cooling via a central building managed system.

The ground floor suite benefits from independent access from Union Terrace and would be ideally suited for use as a small café/restaurant or coffee shop, subject to securing necessary local authority consents.



**REFURBISHED OPEN  
PLAN ACCOMMODATION  
WITH UNRIVALLED  
VIEWS OVER UNION  
TERRACE GARDENS**

### ACCOMMODATION

Each suite provides the following approximate net internal floor areas:

Basement Storage	218.35 sq m	(2,350 sq ft)
Ground	260.22 sq m	(2,801sq ft)
First	300.45 sq m	(3,234 sq ft)
Second	310.67 sq m	(3,344 sq ft)
Third	Let to DM Hall	
Fourth	307.50 sq m	(3,310 sq ft)
Fifth	Let to Mott McDonald	

### CAR PARKING

Each suite benefits from the use of exclusive car parking located within a secure car park off Diamond Street to the rear of the property. The allocation for each suite is:

- Ground 3 spaces
- First 4 spaces
- Second 4 spaces
- Fourth 5 spaces



Indicative Floor Plate

## LEASE TERMS

The suites are available to let on new full repairing and insuring leases.

## RENT

On application.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with Rateable Values, effective from 01 April 2017, and Draft Rateable Values, effective from 01 April 2023, (albeit these figures remain subject to change) as follows:

	01 April 2017	01 April 2023
Basement	£22,500 (est.)	£15,000 (est.)
Ground	£48,500	£35,750
First	£57,500	£42,250
Second	£59,000	£43,500
Fourth	£58,500	£43,250
Car Parking (per space)	£1,300	£750

The suites are understood to be eligible for Fresh Start Relief which can provide 100% rates relief for up to 12 months following occupation of a vacant suite. Further information can be obtained from Aberdeen City Council's Non Domestic

Rates Team or <https://www.aberdeencity.gov.uk/services/business-and-licensing/fresh-start-relief>

## EPC

Ground D  
First D  
Second D  
Fourth D

A copy of the EPC and Recommendations Report can be made available upon request.

## SERVICE CHARGE

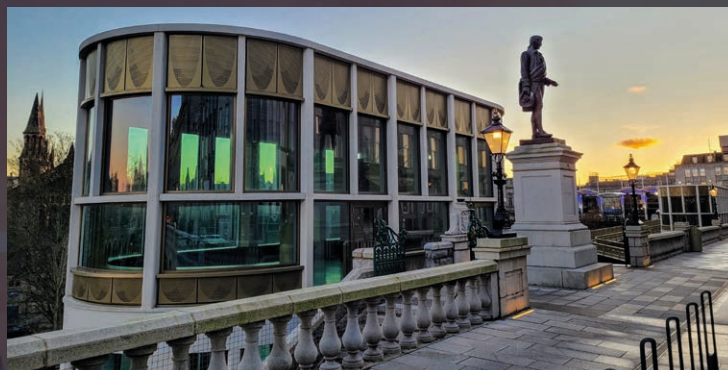
A service charge will be payable for the upkeep and maintenance of the internal and external common parts of the building. Details of the service charge can be provided upon request.

## LEGAL COSTS

Each party will pay their own legal costs incurred in the transaction. The tenant be liable for LBTT and registration dues, where applicable.

## VAT

All monies due under the lease will be VAT chargeable at the applicable rate.



## VIEWING & FURTHER INFORMATION

Please contact:

### Ryden LLP

25 Albyn Place, Aberdeen AB10 1YL

Tel: 01224 588866

E: [arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

E: [thomas.codona@ryden.co.uk](mailto:thomas.codona@ryden.co.uk)

[www.ryden.co.uk](http://www.ryden.co.uk)

### DM Hall

4-5 Union Terrace Aberdeen AB10 1NJ

T: 01224 594172

E: [stuart.johnston@dmhall.co.uk](mailto:stuart.johnston@dmhall.co.uk)

E: [ruari.macintyre@dmhall.co.uk](mailto:ruari.macintyre@dmhall.co.uk)

[www.dmhall.co.uk](http://www.dmhall.co.uk)

**Ryden**.co.uk

**DM HALL**  
CHARTERED SURVEYORS