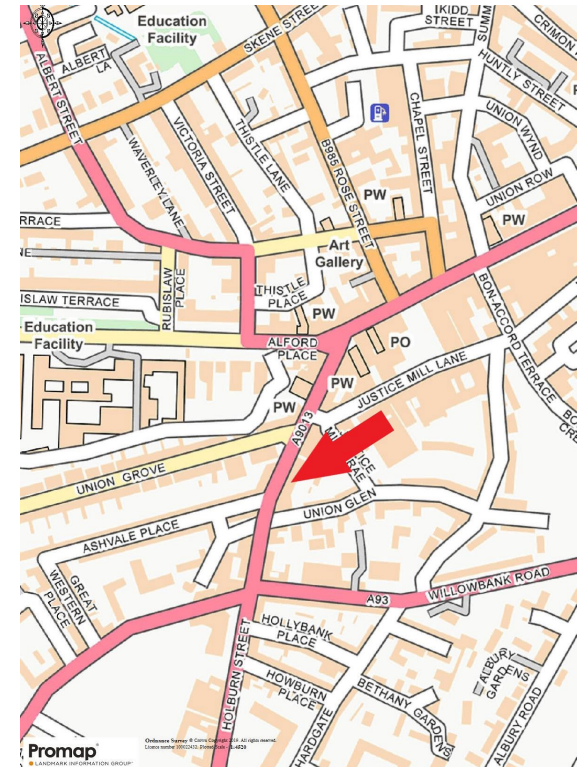




50 Union Glen, Aberdeen,  
AB10 6BR

- Mix of cellular and open plan office accommodation
- Generous private car park accommodating 18+ cars
- Potential development opportunity
- Total NIA — 662.30 sq. m (7,219 sq. ft) approx.
- Car parking spaces available to let



**LOCATION**

The subjects are located in Union Glen, close to the City Centre. The subjects are conveniently located with the bus terminus, Aberdeen rail station, Union Square and Trinity Shopping Centre all within easy reach.

Within the surrounding area, nearby occupiers include a mix of uses including retail, licensed, offices, residential and hotels, namely Papa Johns, Foundry, Nuffield Fitness and Health Gym, Wood Group and Park Inn by Radisson.

**DESCRIPTION**

The subjects comprise offices to the rear within a three storey, basement mid-terraced building of traditional granite block construction under a pitched and slated roof.

The accommodation comprises of an open plan office space, with staff areas to the rear including a kitchenette and W.C. facilities.

The office accommodation spans three floors including the basement. The accommodation is currently configured into large training rooms and office suites. Internal finishes include plastered and painted walls with timber floors covered by carpet throughout. Ceilings are suspended with acoustic tiles, with artificial lighting provided by recessed fluorescent lighting. Heating is by way of electric panel heaters.

**FLOOR AREAS**

We calculate the following approximate Net Internal floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Offices	662.30	7,129

**LEASE TERMS**

The subjects are available in part or as a whole on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

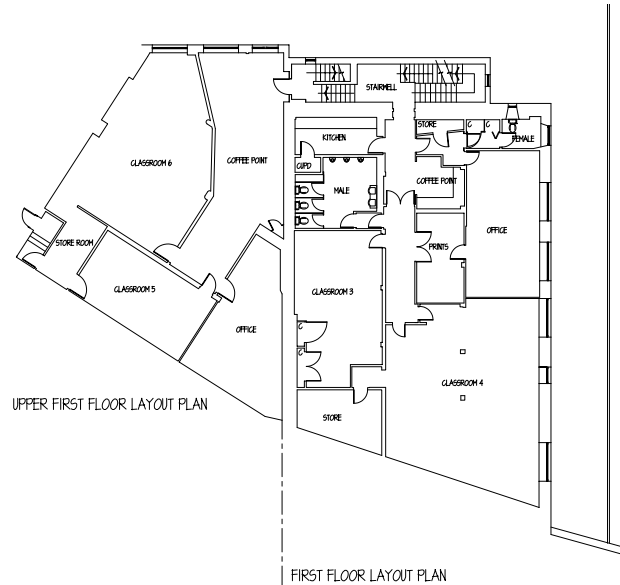
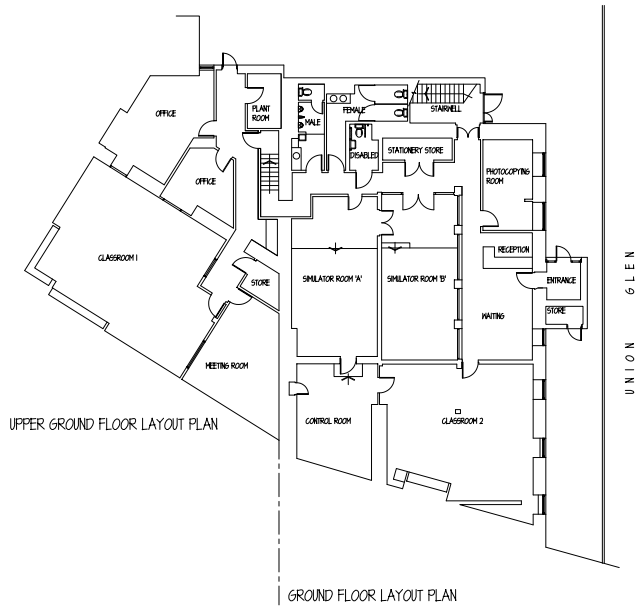
**RENT**

A competitive rent is available for the subjects in part or as a whole.

Unit	Rent per annum
Offices	competitive rent

**PRICE**

On application.



To arrange a viewing please contact:



**Euan Rolland**  
Surveyor  
euan.rolland@g-s.co.uk  
07825 875303



**Chris Ion**  
Partner  
Chris.ion@g-s.co.uk  
07717 425298

#### V.A.T

No VAT is applicable.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'B'.

#### ENTRY

Immediate, upon completion of legal formalities.

#### LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

#### VIEWINGS & OFFERS

By prior arrangement with the agents, to whom all formal offers should be submitted in Scottish legal form.

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025