

MERIDIAN

ABERDEEN



QUALITY OFFICE SPACE



**From 174 sq m
(1,876 sq ft)
to 4,287 sq m
(46,144 sq ft)**

Following an extensive refurbishment programme Meridian will provide outstanding contemporary office suites in a landmark building.





CENTRALLY LOCATED

Meridian is prominently located in the heart of Aberdeen city centre. With visibility from Union Street, the building offers both a strong profile and a wide selection of amenities on its doorstep. Its central location offers convenient access to all forms of public transport with bus services running along Union Street and Aberdeen bus and train stations both within a short walk. The surrounding area is also home to numerous well known organisations attracted by the first class transport, retail and leisure facilities that the area provides.

NEIGHBOURING OCCUPIERS

- 01 Burness Paull / AGR / Aberdeen Standard Investments / Deloitte / Exxon Mobil
- 02 Chrysaor / PwC / Dentons
- 03 Barclays / CATS Management / Verus Petroleum
- 04 Wood / Spirit Energy
- 05 Dana Petroleum
- 06 OGA / Care Inspectorate / HM Court Services / Proactis
- 07 Aberdeen Journals / RBS / NHS / Tenaris
- 08 Aberdeen City Council
- 09 EnQuest / Worley Parsons
- 10 CNR
- 11 Petrofac

HOTELS

- 12 Mercure Aberdeen Caledonian
- 13 Travelodge
- 14 Park Inn
- 15 Residence Inn by Marriott
- 16 Bauhaus Hotel
- 17 Holiday Inn Express
- 18 Jury's Inn
- 19 Hansen Residence

LEISURE

- 20 His Majesty's Theatre
- 21 Music Hall
- 22 Aberdeen Art Gallery
- 23 Pure Gym
- 24 Nuffield Health



Bon Accord

Union Terrace Gardens

Aberdeen Harbour

Trinity Centre

Aberdeen Bus Station

Aberdeen Train Station

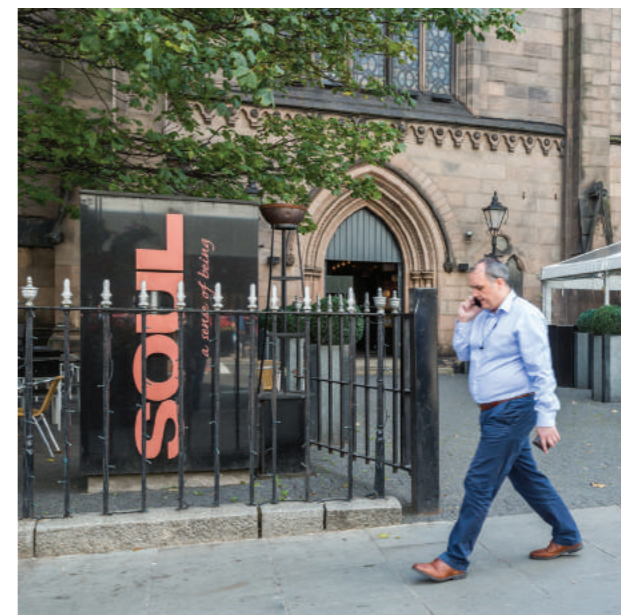
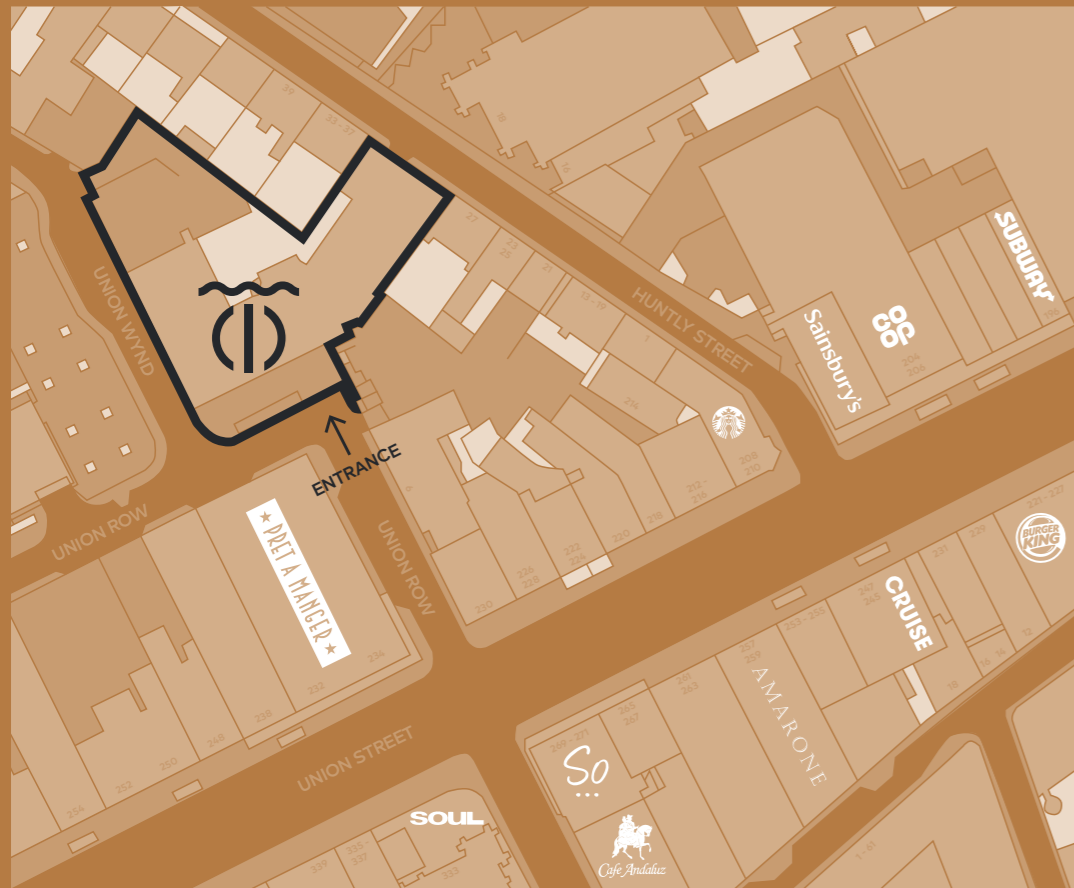
Union Square

Bon Accord Terrace Gardens



LIFESTYLE

When you choose Meridian you'll have access to an outstanding array of local amenities. Whether it's restaurants, bars, coffee shops or convenience shopping, it's all on offer when you step out the door. Retail and leisure provision is excellent with nearby shopping centres featuring a host of well-known brands and high street names.





A MEMORABLE ARRIVAL



The brand new canopied entrance at Meridian delivers an impressive sense of arrival. On entering the building the manned reception area with its feature wall, state of the art lighting and contemporary furniture creates a welcoming ambience.







ACCOMMODATION & SPECIFICATION



On completion of refurbishment
the following specification
will be provided:

- Flexible open plan office suites
- Double height reception/atrium area
- Carpeted raised accessed floors
- Metal suspended ceiling incorporating low energy recessed luminaries
- Fan coil heating/cooling system
- 2 x 8 person passenger lifts
- High quality male/female and accessible toilets
- Modern shower facilities





FLOOR PLANS

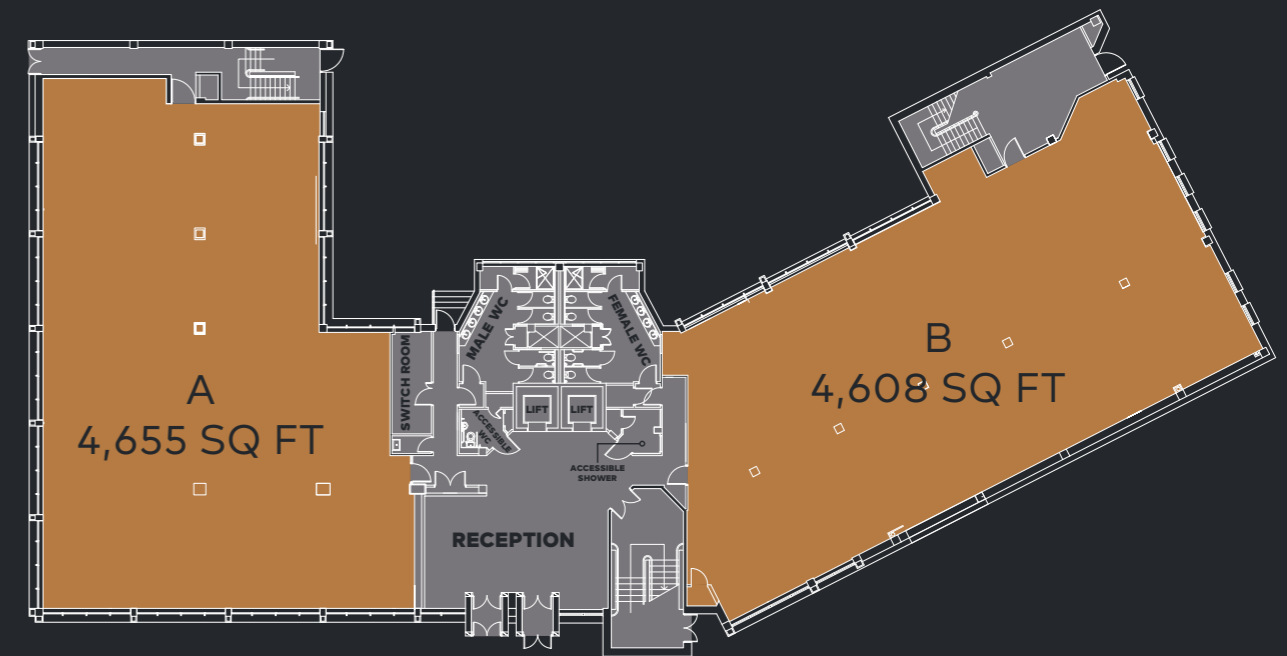


SCHEDULE OF ACCOMMODATION

FLOOR	A		B		TOTAL	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Ground	432.5	4,655	428.1	4,608	860.6	9,263
First	450.3	4,847	450.2	4,846	900.5	9,693
Second	496.9	5,349	443.7	4,776	940.6	10,125
Third	495.5	5,334	437.6	4,710	933.1	10,044
Fourth	477.8	5,143	174.3	1,876	652.1	7,019
TOTAL					4,287	46,144

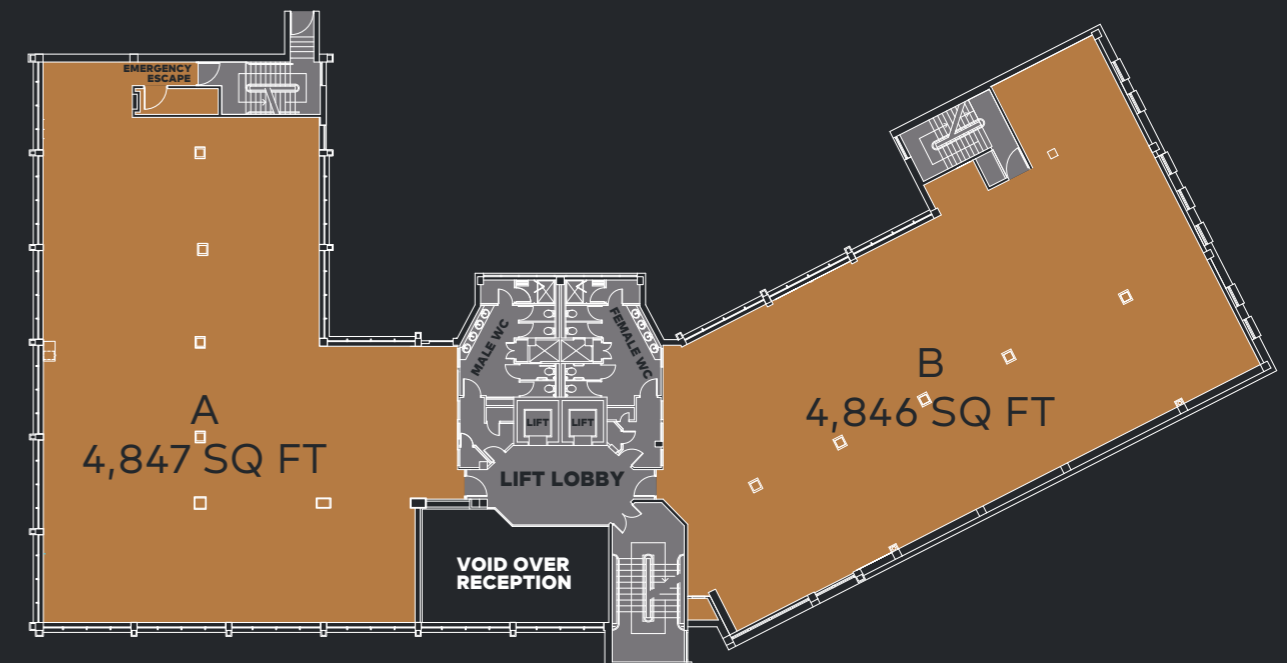
GROUND FLOOR

860.6 SQ M (9,263 SQ FT)



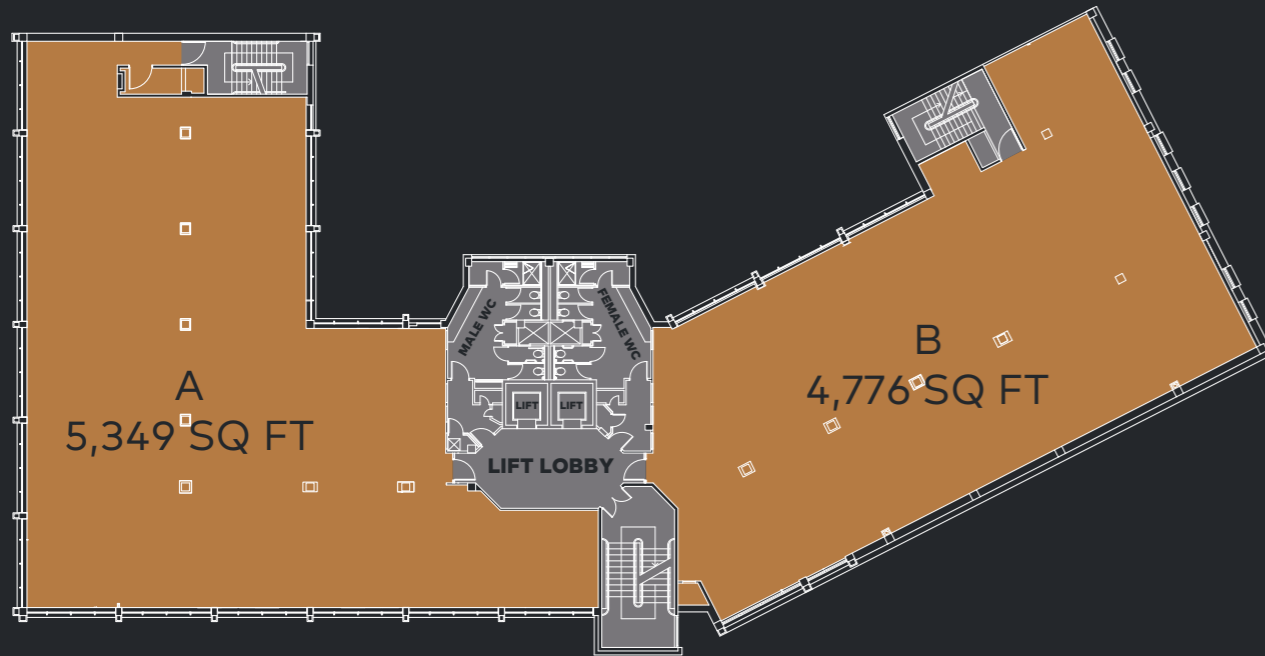
FIRST FLOOR

900.5 SQ M (9,693 SQ FT)



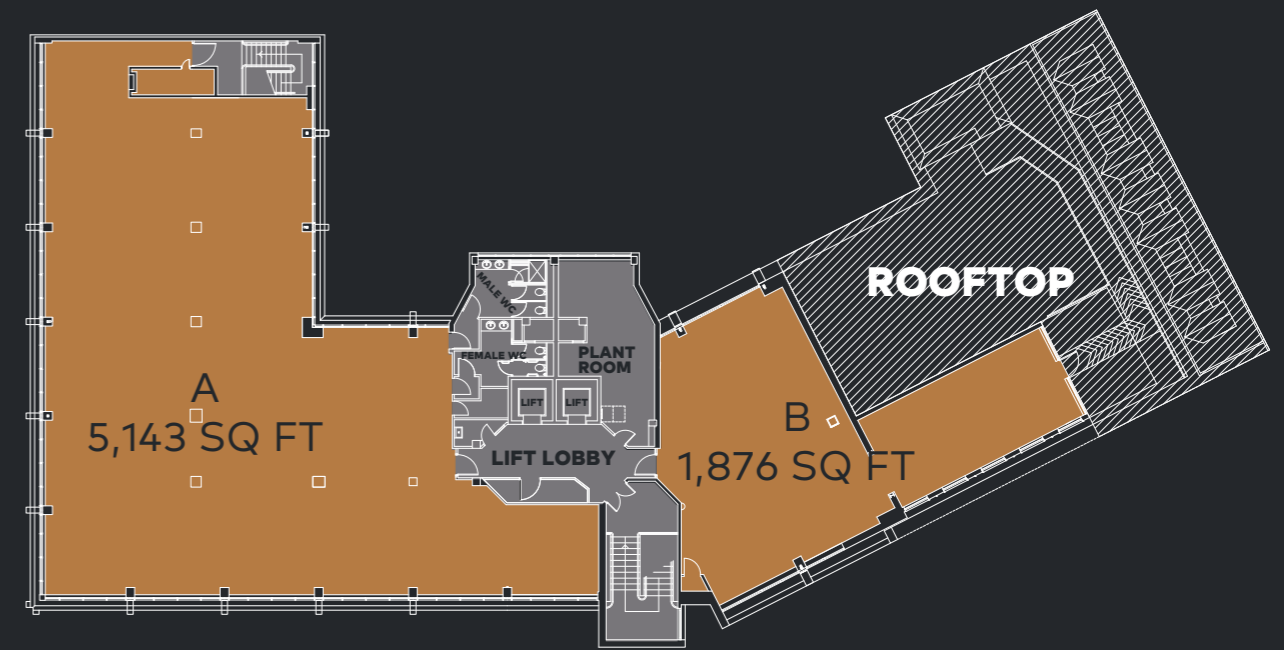
SECOND FLOOR

940.6 SQ M (10,125 SQ FT)



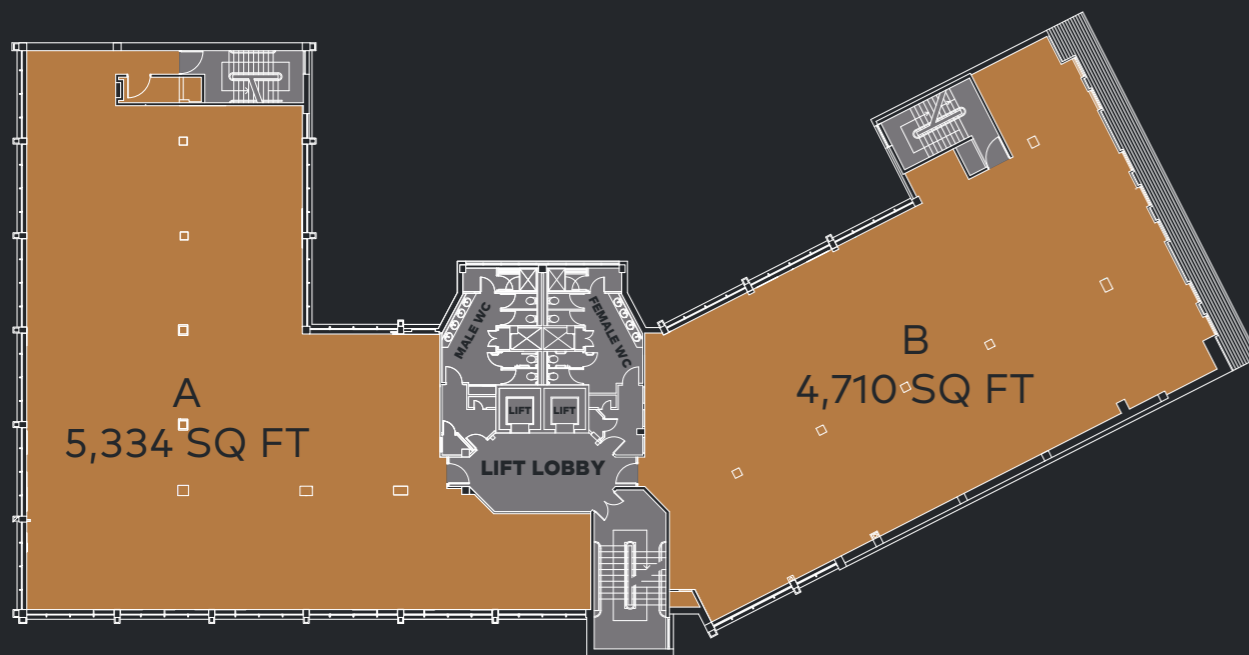
FOURTH FLOOR

652.1 SQ M (7,019 SQ FT)

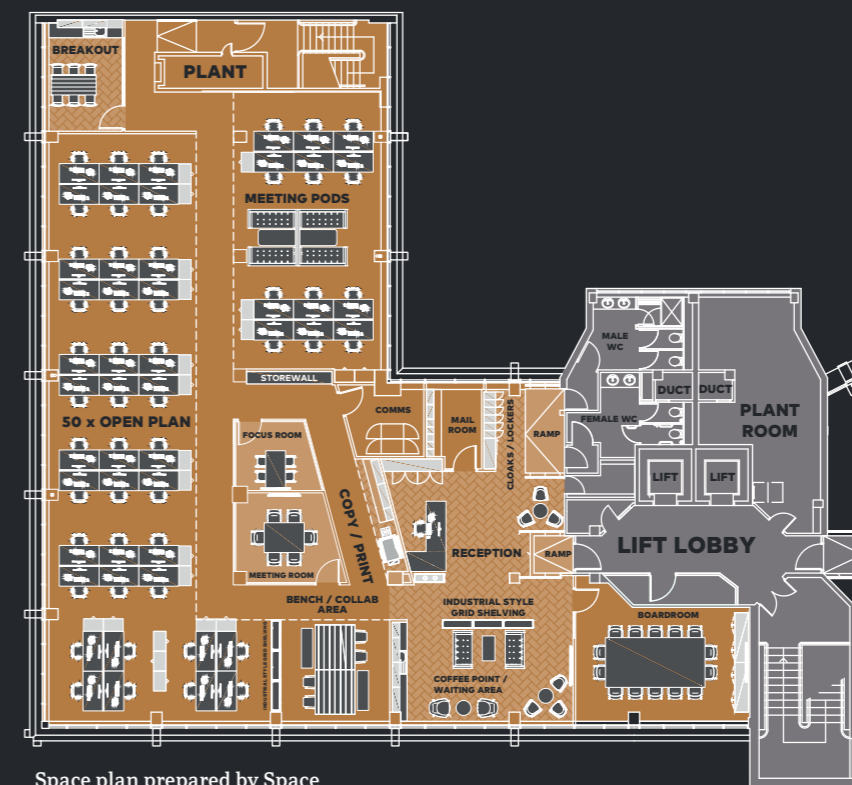


THIRD FLOOR

933.1 SQ M (10,044 SQ FT)



FOURTH FLOOR SPACE PLAN



SUITE A

477.8 sq m
(5,143 sq ft)

- 50 x Open Plan Desks
- 1 x 14 Person Boardroom
- 1 x 6 Person Meeting Room
- 1 x 4 Person Focus Room
- 1 x Copy/Print Area
- 1 x Collaboration Area
- 1 x Reception & Waiting Area
- 1 x Staff Kitchen/Breakout
- 1 x Comms Room

Space plan prepared by Space



CAR PARKING

A total of 58 dedicated parking spaces are available offering an excellent parking ratio of circa 1:800 sq ft.

LEASE TERMS

Flexible lease terms available.

RENT

£22.50 psf.

SERVICE CHARGE

A service charge will be applicable. An estimate can be provided upon request.

ENTRY

The premises will be available for occupation May 2019.



FURTHER INFORMATION

For further information please contact the joint agents:



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EPC

The building is targeting an EPC rating of C.

VAT

All figures quoted are exclusive of VAT.

RATING

The occupier will be responsible for all local authority business rates in relation to the accommodation occupied. An estimate can be made upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs with the incoming tenant being responsible for any LBTT and Registration Dues.





meridianaberdeen.com

MERIDIAN · UNION ROW · ABERDEEN · AB10 1SA