

**TO LET**  
CITY CENTRE OFFICE / RETAIL UNIT



441 Union Street,  
Aberdeen, AB11 6DA

- Prominent city centre location
- Located in between The Capitol and Silver Fin office buildings
- Net Internal Area — 196.22 sq. m (2,069 sq ft)



### LOCATION

The subjects occupy a highly prominent position on the south side of Union Street, Aberdeen's primary commercial thoroughfare. The property is ideally situated directly between two of the city's most prestigious office developments — The SilverFin and The Capitol. Together, these landmark buildings offer approximately 200,000 sq. ft. of Grade A office accommodation, home to notable occupiers such as Shell UK, PwC, RSM and The Xodus Group.

The immediate area benefits from a wide range of amenities, including Tesco, Sainsbury's, Starbucks, and Caffè Nero.

### DESCRIPTION

The subject property comprises a ground floor and basement space suitable for office or retail use. It features large glazed frontage onto Union Street, providing excellent visibility and natural light. Upon entry, there is a reception and waiting area, followed by a series of partitioned offices and meeting rooms, along with a W/C and associated facilities. An internal staircase provides access to a spacious basement, offering potential for additional office accommodation or storage.



### ACCOMMODATION

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. |
|--------------|--------|---------|
| Ground Floor | 100.71 | 1,084   |
| Basement     | 91.51  | 985     |
| TOTAL        | 196.22 | 2,069   |

### RENT

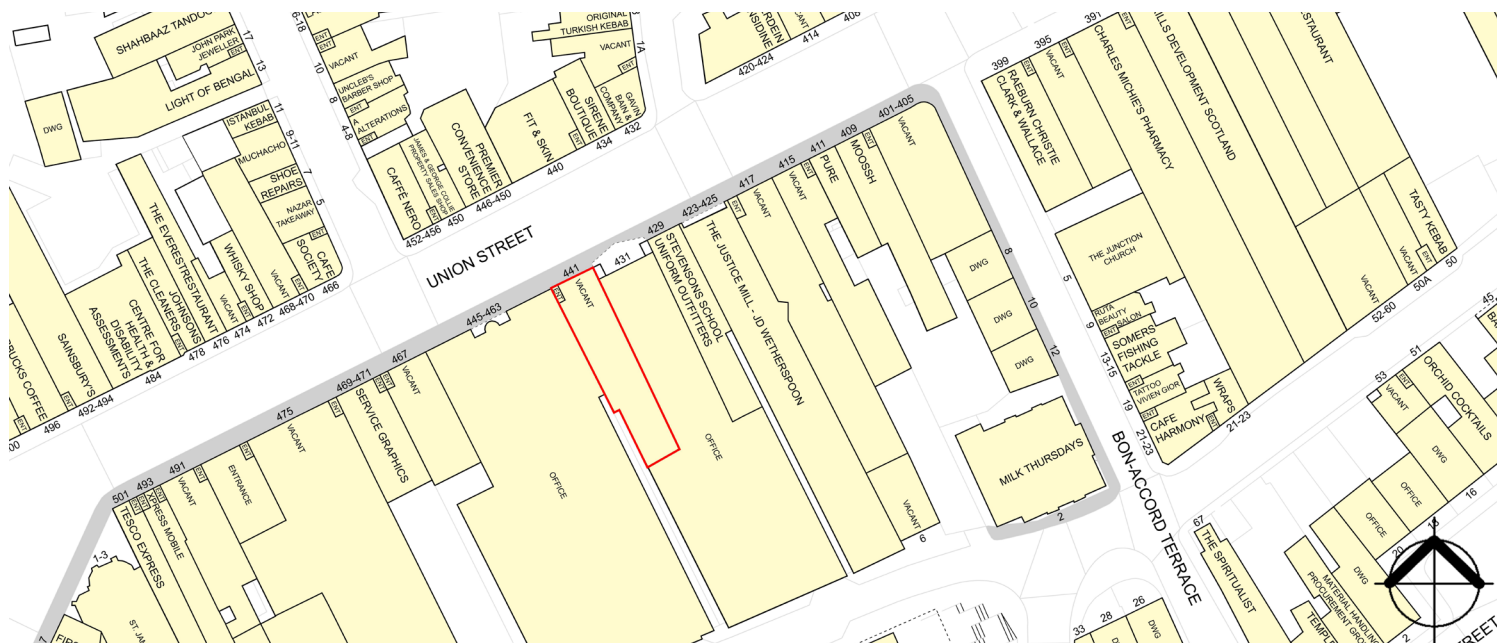
£30,000 per annum, exc.

### RATEABLE VALUE

The property is entered in the current valuation roll as follows: Rateable Value - £28,000. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8p in the £.

### V.A.T

All prices, rent and premiums quoted are exclusive of VAT.



### ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC of TBC. Further information is available on request.

### ENTRY

By arrangement.

### LEGAL COSTS

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

### VIEWINGS & OFFERS

To arrange a viewing or for further information, please contact the sole letting agents:

To arrange a viewing please contact:



**SHONA BOYD**  
Senior Surveyor

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**MOLLY PEETERS**  
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### 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.
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