A DEVELOPMENT BY

SRE

To Let

UNION POINT

Blaikies Quay. Aberdeen. AB11 5PW

Office Suites Within A Landmark Aberdeen Harbour Building.

From 250 sq.ft – 2,164 sq.ft



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- Fully refurbished office suites
- Café on the ground floor
- Unparalleled views of Aberdeen city centre and harbour
- Onsite multi storey car park and concierge
- Secure Paxton Entry System
- All inclusive rents and flexible lease terms availible



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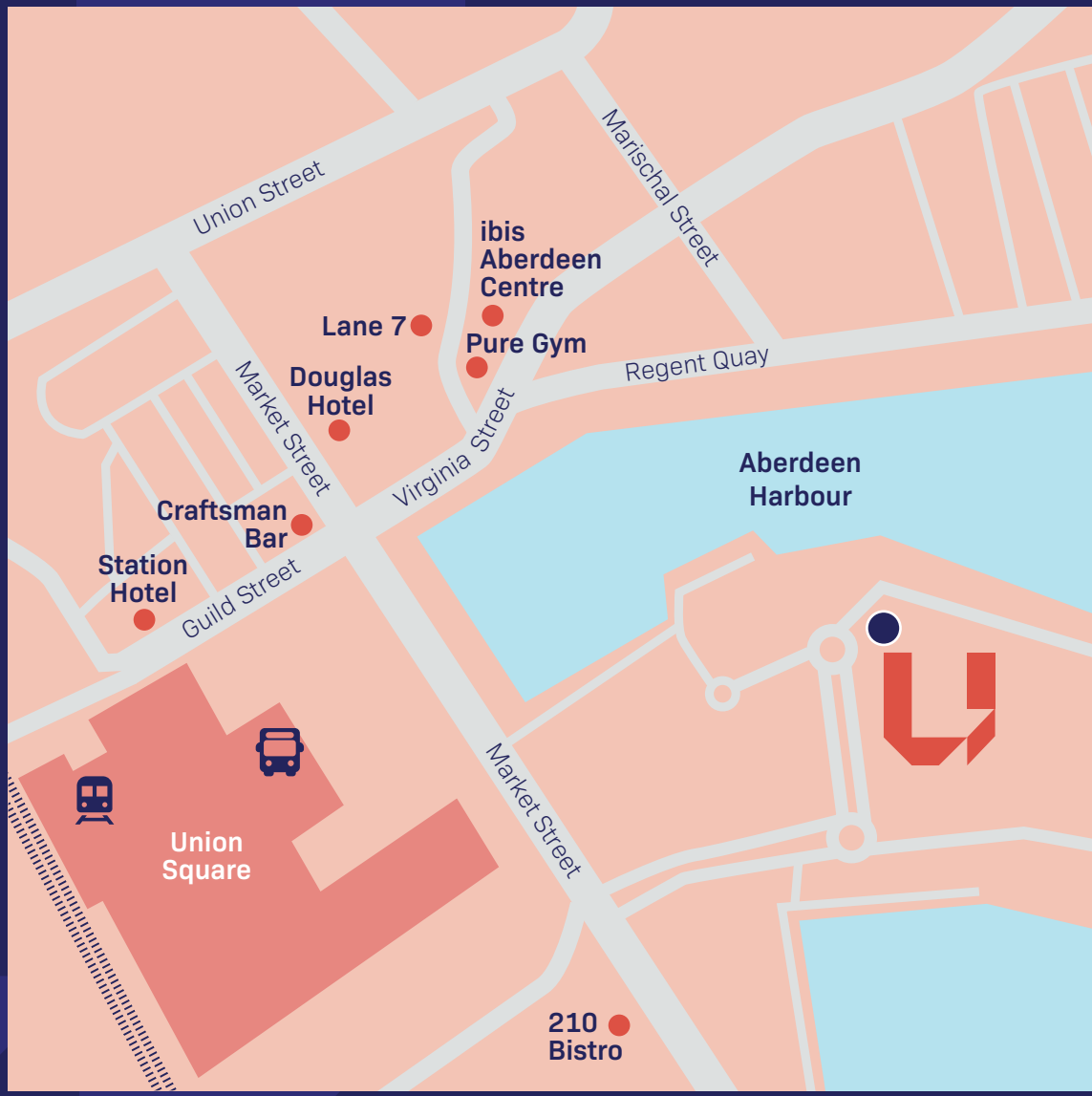
LOCATION

Union Point occupies a prime position at Blaikies Quay, at the heart of Aberdeen's harbour district. This quayside location offers uninterrupted, panoramic views across the city's commercial harbour and towards the city centre beyond.

Exceptionally well connected, the property benefits from immediate access to Market Street (A956), providing seamless links to both the north and south of the city. Aberdeen's train and bus stations are just a short walk away, making Union Point an ideal choice for occupiers seeking convenience and accessibility.

Union Square is within close proximity, placing a wealth of retail, leisure, dining, and service amenities right on the doorstep.





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DESCRIPTION

Union Point comprises refurbished office suites arranged over 11 floors. Access is via 3 high speed passenger lifts, located through the common reception, which is manned during regular office hours.

The suites have been fully refurbished and benefit from a modern specification that includes new carpet tiled floors or LVT, a suspended ceiling with LED lighting, perimeter trunking and gas fired central heating.

Designated male and female WC's and a kitchen / tea prep are provided at each level and accessed from the lift lobby. Many suites benefit from kitchen facilities within their demise.

Union Point features a ground-floor café serving breakfast and lunch, a generous communal area, and convenient on-site shower facilities.









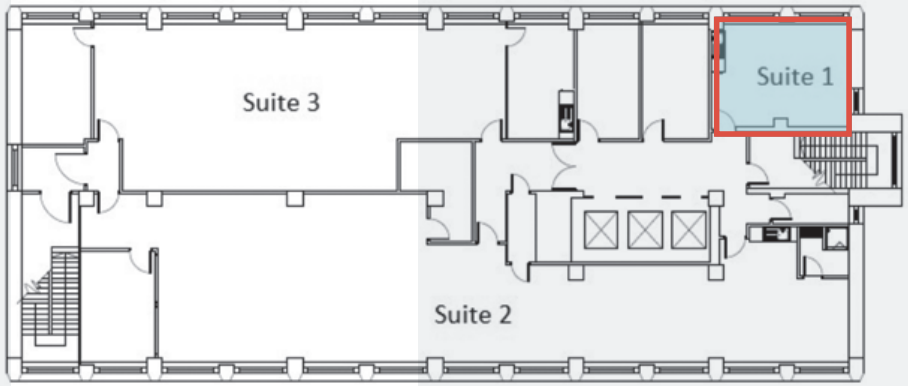
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AVAILABILITY

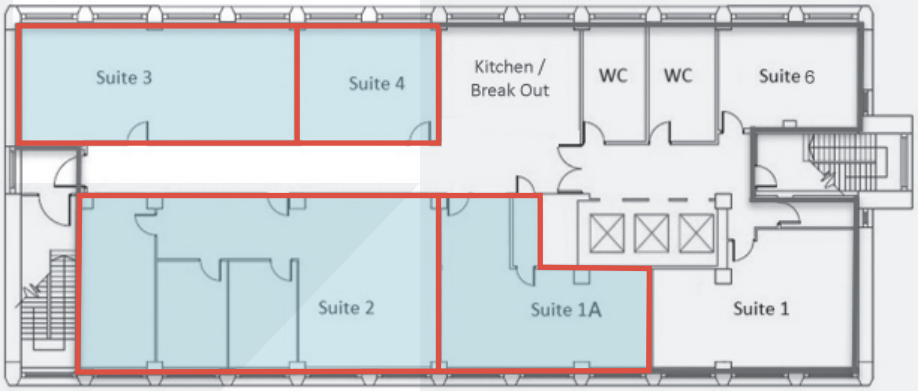
Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Suite	Sq ft	Sq.m
1	1	250	23.23
2	1A	427	39.66
2	2	974	90.49
2	3	503	46.73
2	4	260	24.15
3	3 + 4	304	28.24
6	1	411	38.18
6	2	719	66.80
6	4	250	23.23
TOTAL		**4,098**	**380.71**

Floor 1



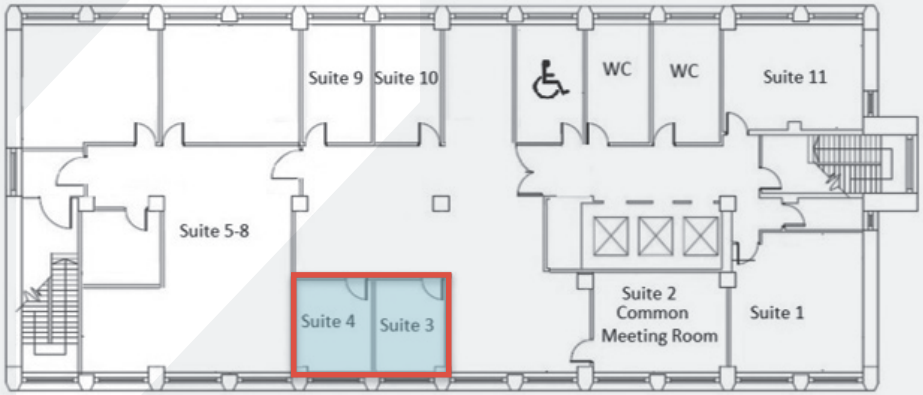
Floor 2



Floor 6



Floor 3



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CAR PARKING
There is a 112-space multi-storey car park with EV charge points available. Parking within the multi-storey car park is included, with the number of spaces dependent on the size of the suite. Additional car parking spaces are available for £75.00 (+ VAT) per month per space.

RENT
Base rent: £15 per sq ft
All-inclusive rent: £25 per sq ft.

The all-inclusive rent includes base rent, service charge, dilapidations, building security and CCTV, utilities, and Wi-Fi within demised areas.

LEASE TERMS
Flexible lease terms are available. Further details are available upon request.

BUSINESS RATES & WATER CHARGES
By virtue of their occupation, tenants are responsible for business rates and water charges. An incoming occupier may also be entitled to certain relief from rates under the various schemes currently available. Further details are available on request.

EPC
The building has a current EPC rating of B(18). Full documentation can be provided on request.

INSURANCE
Building insurance is payable in addition to all figures quoted, with contents insurance the responsibility of the tenant.

LEGAL COSTS
Each party will be responsible for their own legal costs. The occupier will be responsible for any LBTT and Registration Dues, if applicable.

VAT
Any monies quoted are exclusive of VAT, which may be payable.

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

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FURTHER INFORMATION
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