MERCHANT
EXCHANGE

24-26 EXCHANGE STREET . ABERDEEN . AB11 6PH



TO LET FLEXIBLE WORKSPACE FROM 544 sq ft to 3,130 sq ft.



LOCATION

Located close to both Union Square and Aberdeen Bus and Rail Stations, Merchant Exchange is located in the heart of Aberdeen City Centre. The surrounding area will shortly be further enhanced with the opening of Aberdeen City Council's new Market – a £50 million development which will create a new destination venue featuring international-style food and drink outlets.

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DESCRIPTION

Following an extensive refurbishment Merchant Exchange provides an exceptional working environment with office space which is fully furnished and ready for immediate occupation and balanced with break out areas, meeting space and a business lounge.

MX

Merchant
verb:
to deal or
trade in

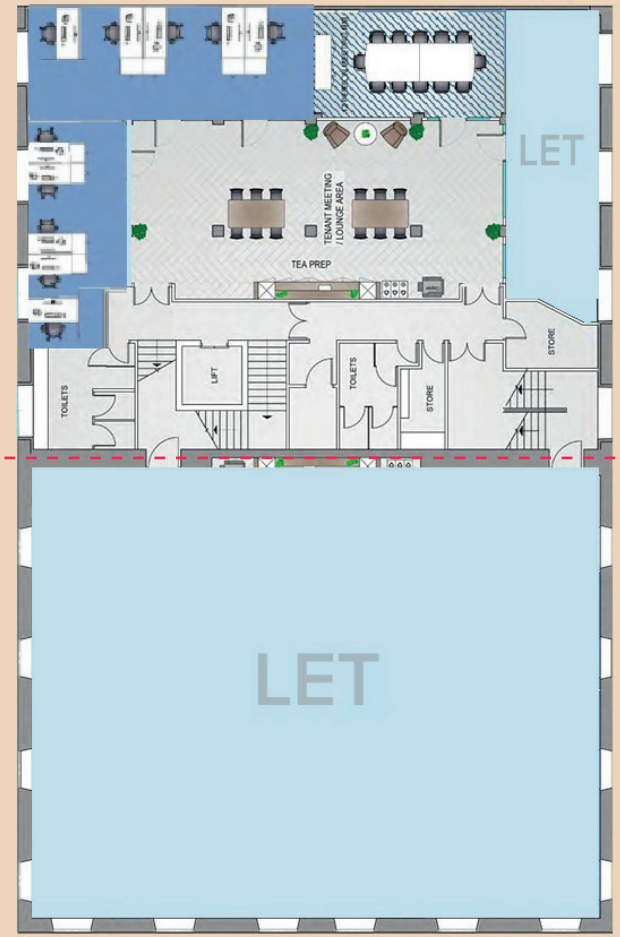
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FLOOR PLANS*

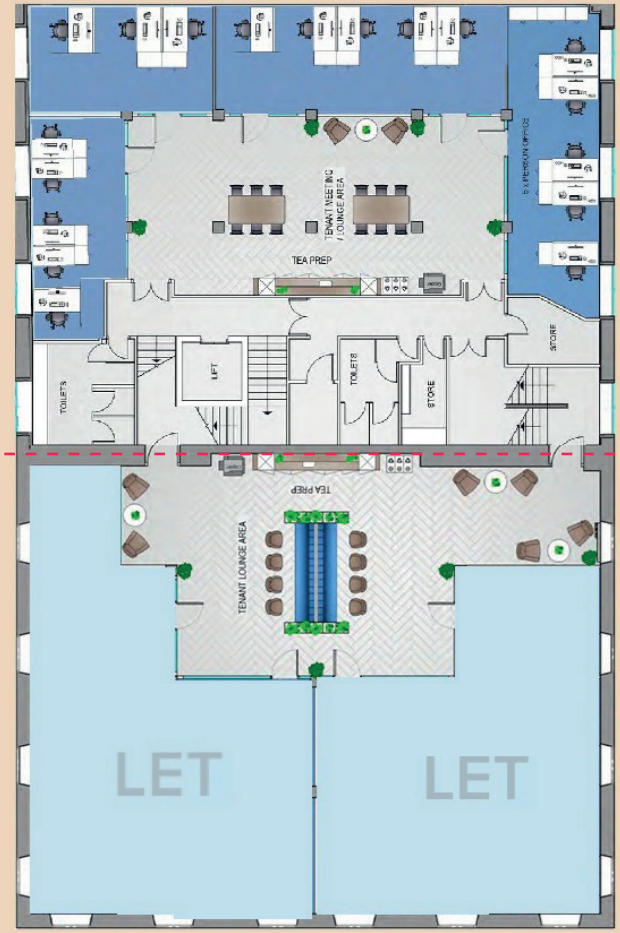
FLOOR A

FLOOR B

1A



2A



3A



1B

1A Suite 1: 544sq.ft

*Indicative layout

2B

2A Whole Floor: .... 2271 sq.ft

Consideration may be given to floor 2A being subdivided to provide smaller suites.

3B

3B Whole Floor: 3130sq.ft

MERCHANT EXCHANGE

WHAT'S ON OFFER

- Plug and play, ready for occupation on day one
- Bookable meeting space
- Short term leases, offering maximum flexibility
- Business lounge and numerous breakout spaces
- DDA compliant
- Scale up and down as required, in tailor made space

CAR PARKING

There is a car park on the ground floor of Merchant Exchange, alongside 23 spaces provided in a private car park on Carmelite Street, approx. 3 minutes' walk from the building.

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RENT

Base Rent: £15 per sq.ft (£10 per sq.ft for third-floor accommodation).

All Inclusive Rent: £27.50 per sq.ft (Applicable to certain floors only). The all-inclusive rent includes base rent, service charge, dilapidations, electricity, lighting, heating and Wi-Fi within demised areas.

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 an EPC Rating of "B".
Further information is available upon 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.





FURTHER INFORMATION

For more information, or to arrange a viewing, please contact the join letting agents:

A development by SRE

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