UNION PLAZA

ABERDEEN



1 UNION WYND, ABERDEEN AB10 1SL

UNIONPLAZA-ABERDEEN.COM

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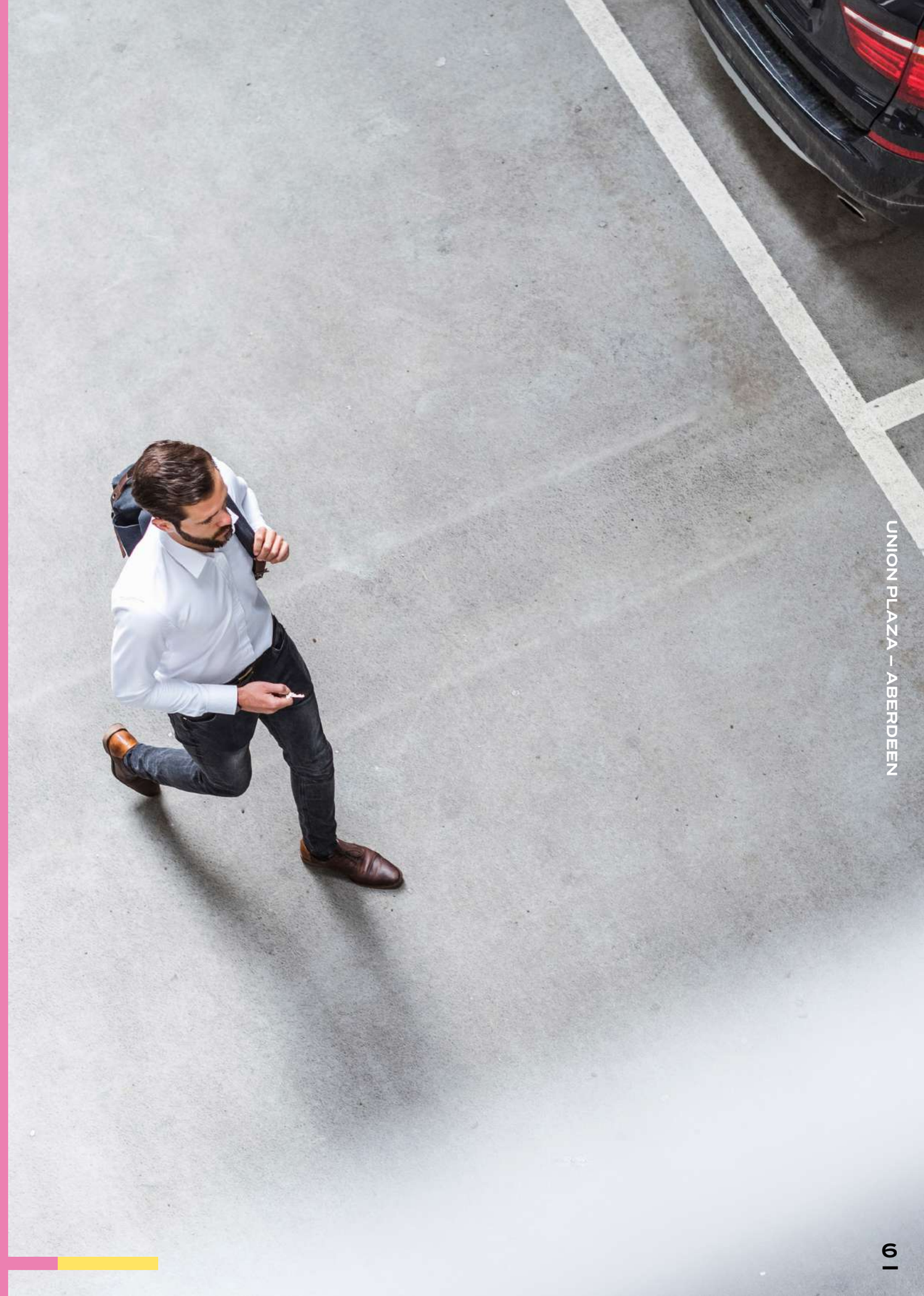
Refurbished reception area

Imagine a modern work place with open floorplates, flooded with natural light, fitted out to a high specification.

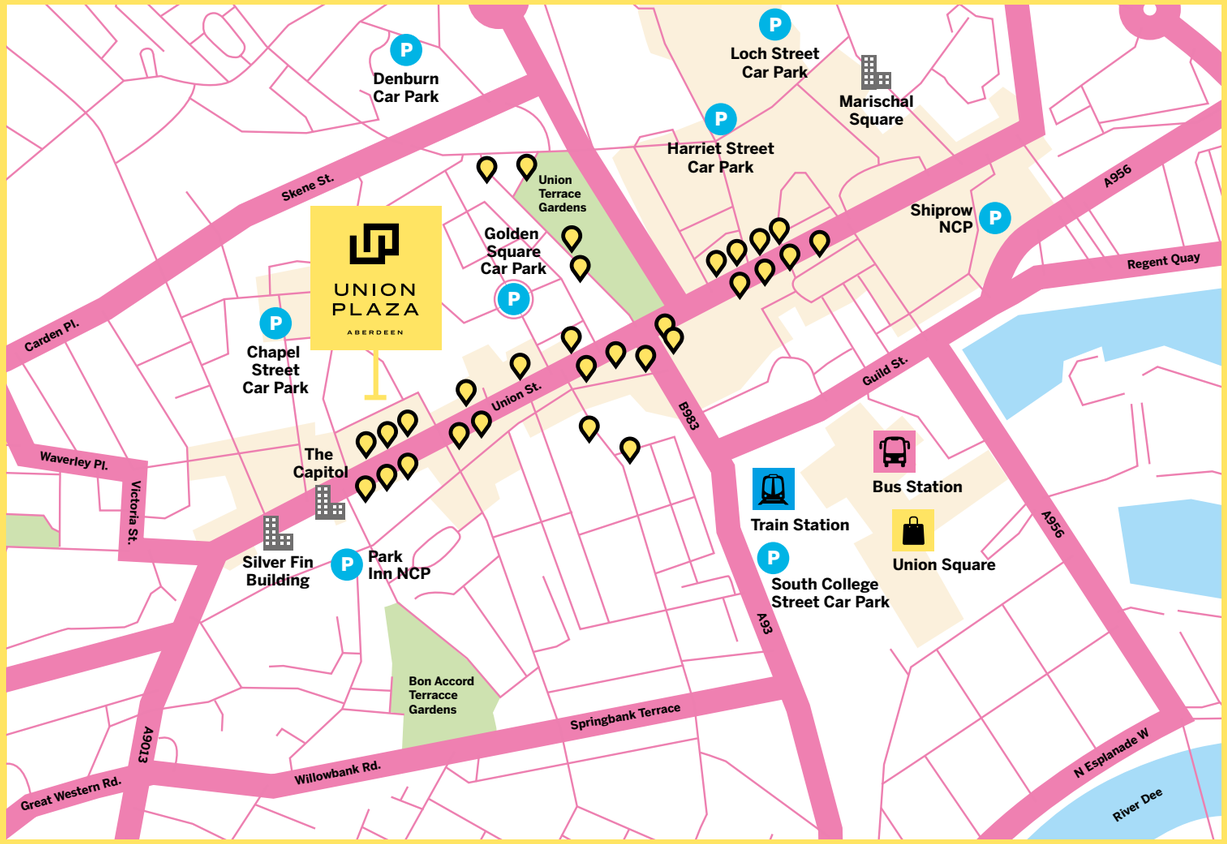
Imagine designing the perfect office layout for your business and your team. Consider it done. *Welcome to Union Plaza.*

1 space:
535 sq ft

What if parking at – or near – the office wasn't a nightmare? What if you could park your car and be in the office in minutes? With a 224-space car park on the doorstep, you can sleep easy (and for longer) knowing there's always a parking space for you at the office. Wake up and smell the coffee. *Good morning, Union Plaza.*



Are you in the market for Grade 'A' office accommodation in the vibrant, bustling centre of Aberdeen? Look no further. *Make the move to Union Plaza.*



Union Square

9

min walk

Train Station

9

min walk

Bus Station

11

min walk

Aberdeen Airport

21

min drive

The flexibility of the impressive offices, the attractive plaza at the heart of the building, the large underground car park and the easily accessible location has already attracted a high calibre of companies, including Aberdeen Standard Investments, Deloitte, AGR Group, MOL Energy, Trapeze Group and Burness Paull.

But there's more to office life than working 9-5 –and that's where Union Plaza scores again. There's a fabulous selection of coffee shops, bistros, restaurants, bars and hotels within easy walking distance of Union Plaza, along with retail outlets, gyms, theatres, live music venues, cinemas and the tranquil surroundings of Union Terrace Gardens. Union Plaza's excellent parking facilities make driving to work so much easier. However, the building also benefits from convenient public transport links, with nearby bus stops providing access to bus services across Aberdeen and the surrounding area.

LOCATION



- Local occupiers
- Retail / Leisure
- Hotels

1 Burness Paull, AGR, ASI
2 Chrysaor Energy, PWC, Dentons
3 Orega, Barclays, CATS Management, Verus Petroleum
4 Wood, Centrica
5 Dana Petroleum
6 OGA, Care Inspectorate, HM Court Services
7 Aberdeen Journals, Spaces, RBS, Tenaris, EY
8 Aberdeen City Council
9 EnQuest, WorleyParsons
10 CNR
11 Petrofac
12 Union Square, Bus Station, Railway Station
13 Trinity Mall
14 Bon-Accord Centre
15 St Nicholas Centre
16 The Academy
17 HM Theatre
18 Aberdeen Art Gallery
19 Music Hall
20 Pure Gym
21 Travelodge
22 Park Inn
23 Mercure Caledonian Hotel
24 Residence Inn by Marriott
25 Ibis Styles
26 Holiday Inn

SHARED SPACE

Newly refurbished double height reception, comfortable business lounge and flexible meeting space. *Everyone is welcome at Union Plaza.*



Business lounge



Main entrance



Reception area

SHARED SPACE



Meeting room



Meeting room



Meeting room



Views from the 5th floor



5th floor office suite

Grade ‘A’ open plan office space available, offering commanding views across the city. *There’s space for everyone at Union Plaza.*



1st floor office suite

FLEXIBLE SPACE

Grade ‘A’ open plan office suites

Looking for Grade ‘A’ space to make your own in the heart of the city? Look no further than Union Plaza.

Adaptable, expertly designed office space to suit your needs is ready and waiting at Union Plaza, with the added bonus of a sleek and stylish reception, comfortable meeting areas, super-fast broadband and WiFi throughout the building.

- Metal suspended ceilings
- High efficiency lighting
- Excellent natural light throughout
- Refurbished reception area
- 2.7m clear floor to ceiling height
- VRF comfort cooling and heating system
- Manned security/reception desk
- Large open plan floor plates, capable of sub-division
- Attractive mezzanine/communal meeting rooms overlooking reception
- Bright and spacious double height reception
- Full raised access floors with 150mm clear zone
- 3 high speed passenger lifts
- Showers at all levels
- Bicycle parking



5th floor office suite



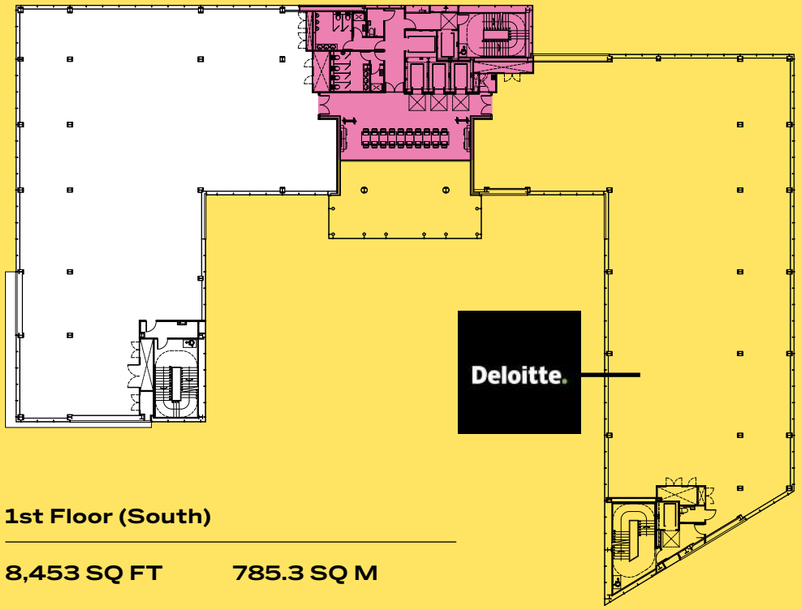
5th floor office suite



1st floor office suite

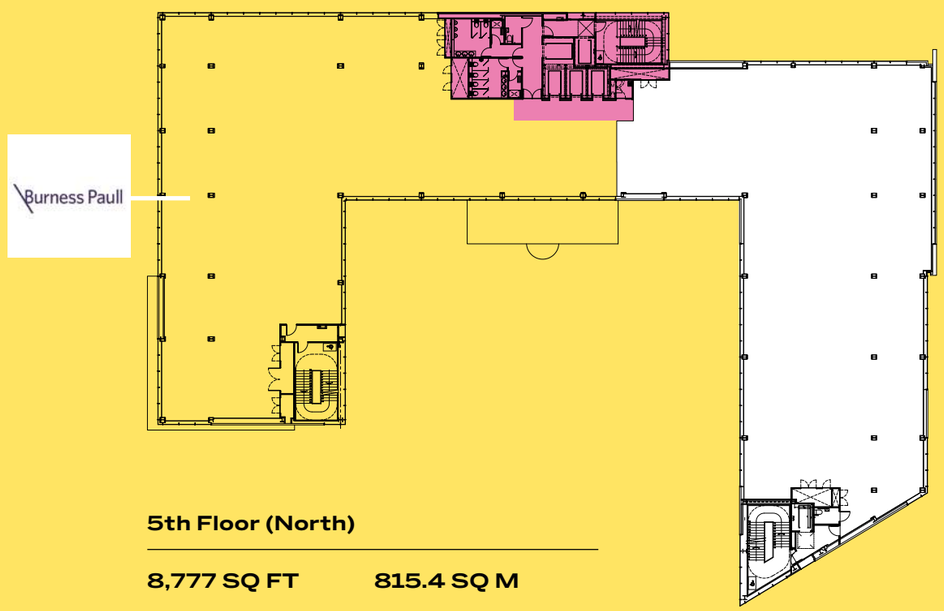


COMMUNAL AREAS



1st Floor (South)

8,453 SQ FT 785.3 SQ M



5th Floor (North)

8,777 SQ FT 815.4 SQ M

Available accommodation

	SQ FT	SQ M
Ground Floor (South)		
- Capsule Suite A	2,336	217
- Capsule Suite B	3,197	297
Flexible 1st Floor (South)	8,453	785.3
2nd Floor (South)		
- Capsule Suite 3	3,552	330
2nd Floor (North)	8,460	786
Flexible 5th Floor (North)	8,777	815.4
TOTAL	34,775	3,230.7



Capsule suite



Capsule kitchen

CAPSULE PLUG & PLAY

Do you want a fully fitted, ready to occupy office space? Are you looking for an excellent, flexible working environment for your team? *You've come to the right place – Union Plaza.*

Union Plaza's innovative Capsule Plug & Play suites offer bright and spacious offices, fully fitted out with desks, kitchen, meeting rooms and data connectivity. Simply plug in your PCs, laptops, printers and phones and you're ready to go.

Capsule's flexible leasing options combine the benefits of traditional leasing and serviced offices, to offer a simplified leasing process, high-quality space and security from a trusted landlord. Capsule options available at Union Plaza include:

- Category B fit out; kitchen, meeting rooms, desks
- Data connection
- Short form leases
- Generous, secure underground parking – ratio 1:535 sq ft

Find out more at lgim.com/capsule or contact the agents to discuss your requirements.

Say yes to flexible, state-of-the-art office spaces. Say no to expensive office fit-outs, complex IT, technical headaches and labour-intensive business moves. Say goodbye to your old way of working. *Say hello to Capsule Plug & Play.*



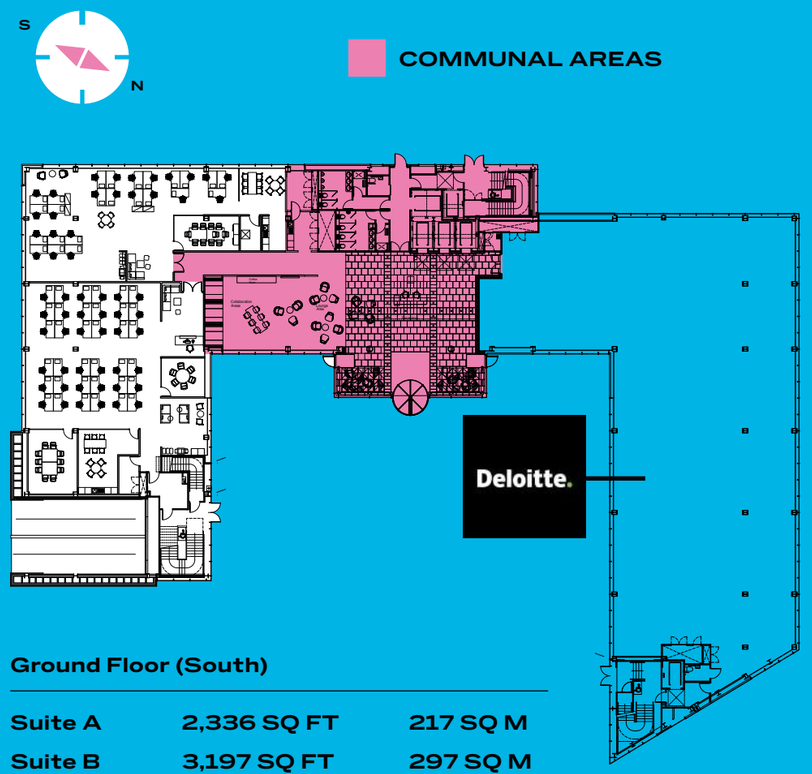
Capsule meeting room



Capsule suite

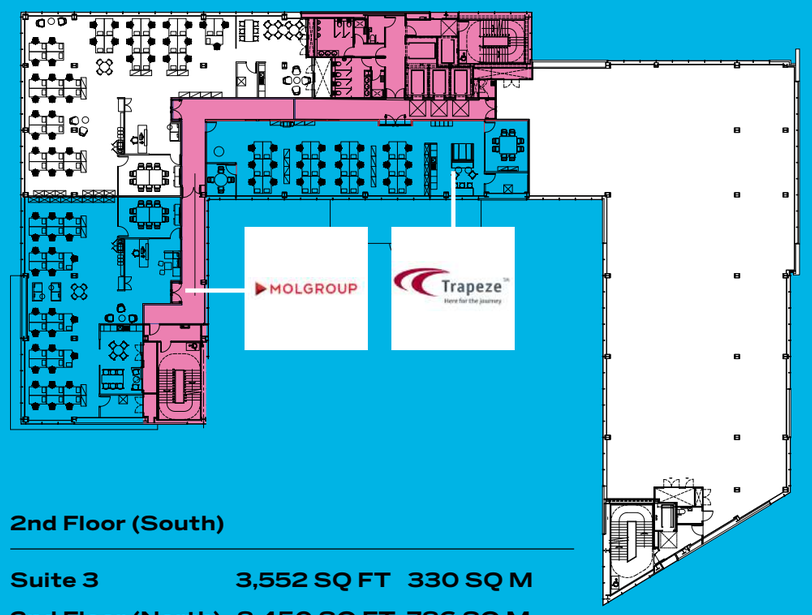


Capsule suite



Ground Floor (South)

Suite A	2,336 SQ FT	217 SQ M
Suite B	3,197 SQ FT	297 SQ M



2nd Floor (South)

Suite 3	3,552 SQ FT	330 SQ M
2nd Floor (North)	8,450 SQ FT	786 SQ M

Available accommodation

	SQ FT	SQ M
Ground Floor (South)		
- Suite A	2,336	217
- Suite B	3,197	297
1st Floor (South)	8,453	785.3
2nd Floor (South)		
- Suite 3	3,552	330
Flexible 2nd Floor (North)	8,460	786
5th Floor (North)	8,777	815.4
TOTAL	34,775	3,230.7

Do you dream of working in an eye-catching, contemporary building built in the heart of Aberdeen? Do you yearn for inspirational views across the city and open-air spaces for chilling out between meetings? Do you ever think of the possibilities provided by top-rated, flexible office space? Do you imagine the luxury of a secure underground car park in the same building as your office? Dreams do come true. Step into Union Plaza.

Terms & Conditions

Lease Terms

Suites are available on flexible terms for a period to be agreed on a full repairing and insuring basis. Any medium / long term leases will be subject to upward only rent reviews at periodic intervals.

Service Charge

Full details of the service charge are available upon application.

Rateable Value

The following suites have the undernoted Rateable Values:

1st Floor South - £168,000
2nd Floor, Suite 3 - £73,500
2nd Floor North - £176,000
5th Floor North - £182,000

The Rateable Values above exclude car parking, which will be charged in addition.

An incoming occupier will have the ability to appeal these Rateable Values.

The Capsule suites will require to be assessed upon occupation, however estimates are available upon request. Under the 2019 regulations for new and improved properties we believe that an in-going occupier may be eligible for 12 months rates relief, however, we would recommend that the tenant make their own enquires in this respect.

VAT

All figures quoted are exclusive of VAT.

Rent

On application.

Legal Costs

Each party will be responsible for their own legal costs.
The incoming tenant will be responsible for any Land and Building Transaction Tax and Registration Dues, if applicable.

EPC

The subjects have an EPC Rating of "D". Full details are available upon request.

Entry

By arrangement, upon conclusion of legal formalities.

Viewing & Offers

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in the Scottish Legal Form.

For all enquiries

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These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Knight Frank, Savills, LGIM nor any of their employees any authority to make or give any representation or warranty relating to this property. It is requested that all negotiations be conducted through the joint agents. All terms quoted are exclusive of VAT. All floor areas are approximate. September 2019.

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