EPC A RATING

# AnchOrage.

ABERDEEN

# AnchOrage

## A landmark location overlooking Aberdeen's thriving harbour, in the heart of the city.

## Drop Anchor in Aberdeen

Market Street Aberdeen AB11 5PJ

## LOCATION

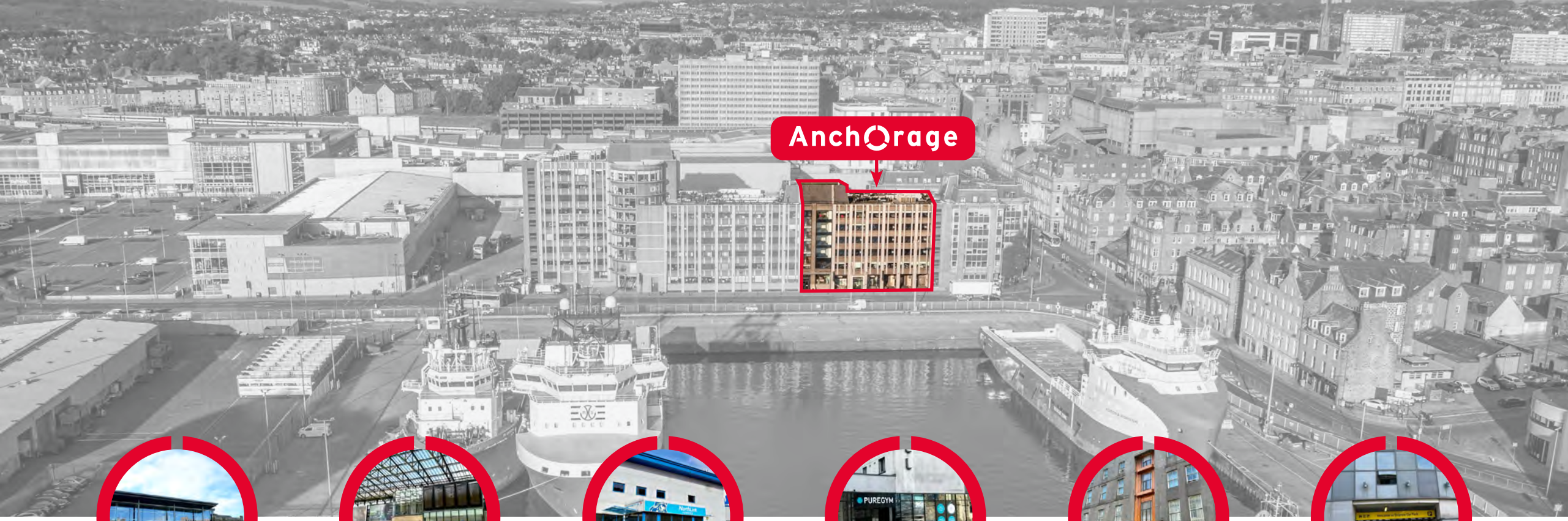
**Anchorage is situated on Market Street and prominently overlooks Aberdeen's vibrant commercial harbour, in the heart of the city centre.**

The building's central location results in easy access by public transport with the city's main bus and train stations immediately to the rear.

Aberdeen's main passenger ferry terminal is located 200 metres away, with daily services to Shetland and Orkney.

Anchorage








**SHOPPING CENTRE**

Union Square Shopping Centre 300 metres away, is occupied by national retailers such as Boots, Apple, H&M, JD Sports and M&S



**TRAIN & BUS STATIONS**

Aberdeen Train and Bus Stations 300 metres away with destinations across the UK



**FERRY**

Aberdeen Ferry Terminal 200 metres away with ships sailing to Orkney and Shetland regularly




**GYM**

Puregym at Shiprow 400 metres away, provides high quality gym facilities



**HOTELS**

The Douglas Hotel 300 metres away, IBIS 400 metres away and Leonardo 200 metres away, provide hotel accommodation

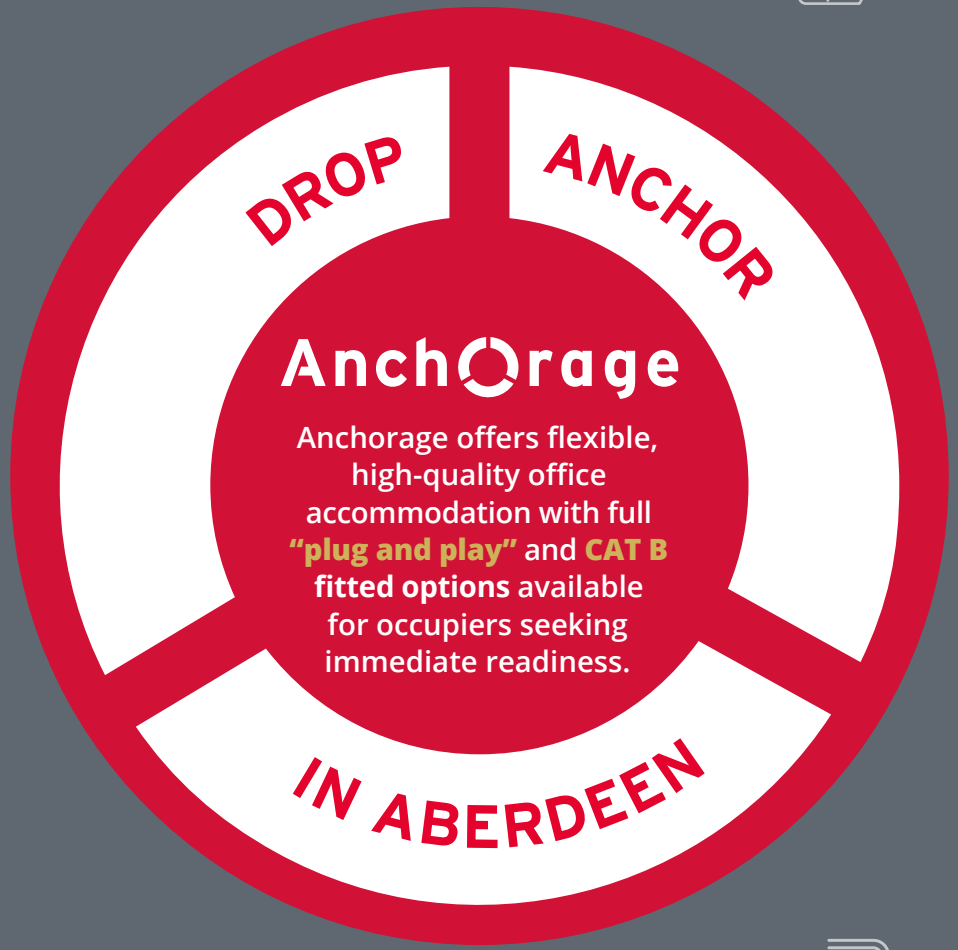


**CAR PARKING**

NCP Car Parking 400 metres away with season tickets available

**Union Square >** Union Square shopping centre is located adjacent to The Exchange and provides an extensive mix of retail and dining options. Occupiers include Pizza Express, Nandos, Wagamama, Starbucks, Zara, Hugo Boss and Levi's. **Hotels >** A wide range of hotels are within easy reach, including The Douglas Hotel on Market Street, the IBIS at Shiprow, and the Leonardo Hotel at Union Square. **Health and Wellness >** The area benefits from a range of health and fitness providers. PureGym is situated just 400 metres away, while Warehouse Health Club is approximately 900 metres from the building.


DROP
ANCHOR
AnchOrage
IN ABERDEEN




Exposed services and contemporary finishes

"Plug and play" options ready for immediate occupation

New 2-pipe VRV heating and cooling system with fan coil units

Metal raised access flooring for adaptable cabling and space

Upgraded double-glazed windows

EPC A rating

Commissionaire-manned reception

Comprehensive CCTV coverage

Two 10-person passenger lifts

Male, female, and accessible WCs on every floor

Dedicated shower facilities for male, female, and disabled users



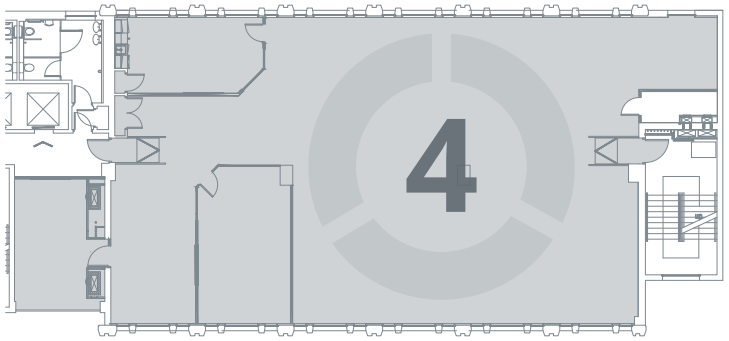
AnchOrage

| Area | Sq. m | Sq. ft |
|---|---|---|
| 5th Floor | 361.2 | 3,888 |
| 4th Floor | 361.2 | 3,888 |
| 3rd Floor | 357 | 3,843 |
| 2nd Floor | 357 | 3,843 |
| 1st Floor | LET | 3834 |
| Ground Floor | LET | 2258 |
| **Total** | **1,436.4** | **15,462** |

AnchOrage

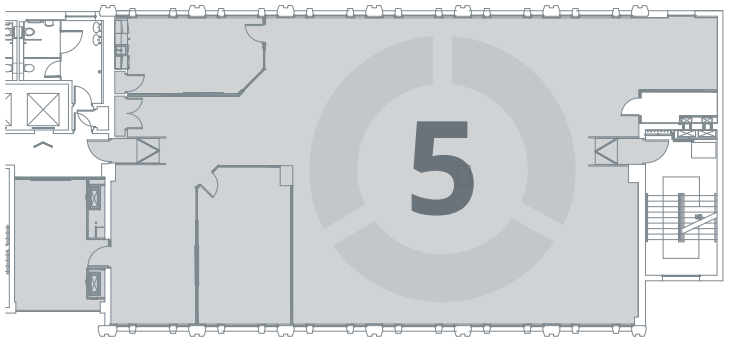
**FOURTH FLOOR**

361.2 sq.m
(3,888 sq.ft)



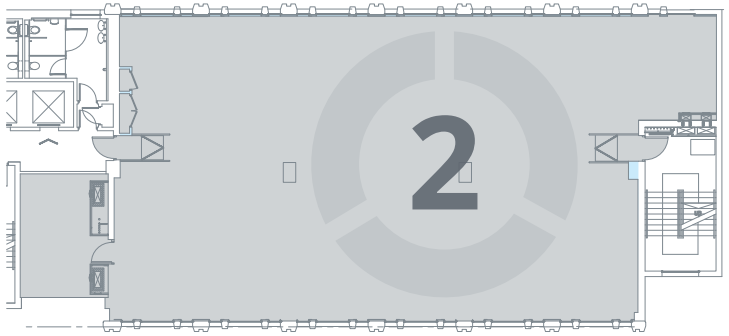

**FIFTH FLOOR**

361.2 sq.m
(3,888 sq.ft)



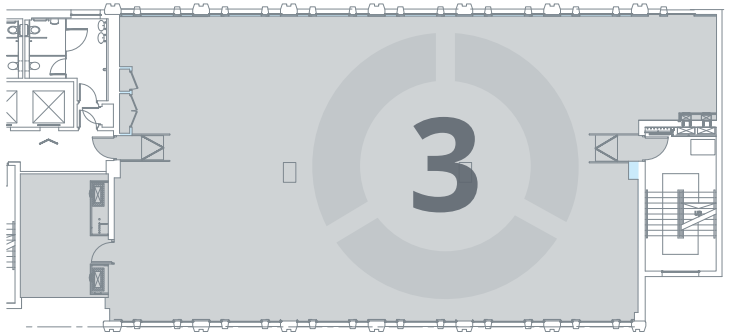

**SECOND FLOOR**

357.0 sq.m
(3,843 sq.ft)




**THIRD FLOOR**

357.0 sq.m
(3,843 sq.ft)




**GROUND FLOOR**

Let




**FIRST FLOOR**

Let




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IN ABERDEEN

Anchorage

## RENT

Fully fitted options are available from £15 per sq.ft.

## SERVICE CHARGE

There will be a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building.

A service charge budget can be provided to interested parties on application.

**ANCHORAGE OFFERS FLEXIBLE, HIGH-QUALITY OFFICE ACCOMMODATION**

## RATEABLE VALUE

The following rateable values have been entered into the valuation roll effective as of 1st April 2026:

**5th** Floor..... £48,500
**4th** Floor..... £49,250
**3rd** Floor..... £47,750
**2nd** Floor..... £46,500

## EPC

All suites benefit from an EPC rating of 'A'

## VAT

VAT will be payable at the standard rate.

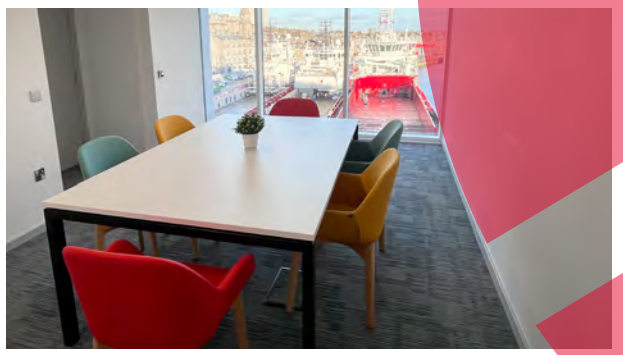
## LEGAL COSTS

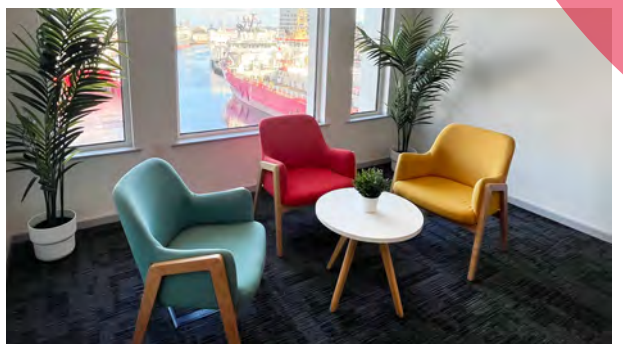
Each party will bear their own legal costs associated with the documentation of any transaction. The ingoing tenant will be responsible for any Land and Buildings Transactions Tax and registration dues applicable.

## ENTRY

Immediately.









# Anchorage

## VIEWINGS AND OFFERS

Viewing is strictly by arrangement with the joint agents to whom all offers should be submitted in Scottish legal form.

## CONTACT


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