

TO LET



DILIGENT HOUSE

475-485, Union Street
Aberdeen, AB11 6DB

Refurbished, flexible, open plan office suites from
217 sq.m. (2,335 sq.ft) – 1,157.9 sq.m (12,463 sq.ft)
22 parking spaces



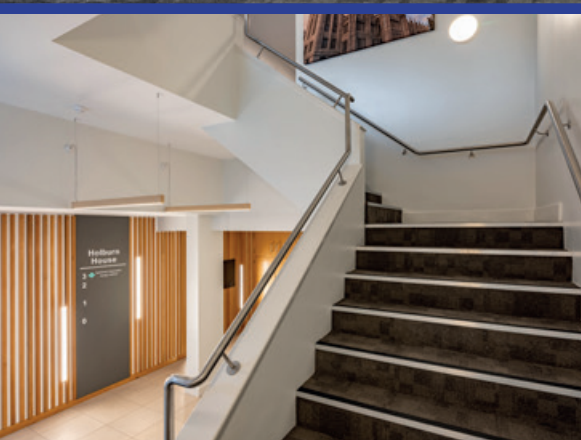
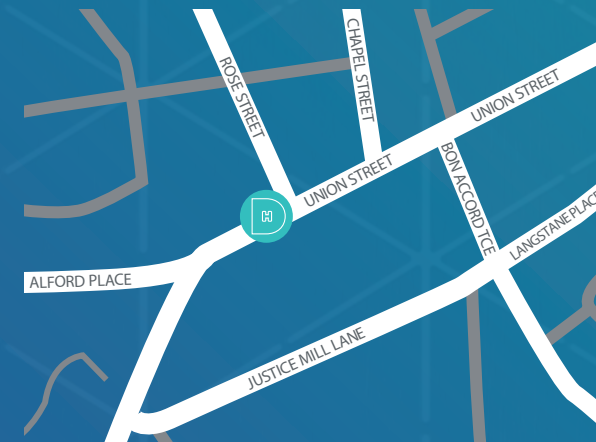


DILIGENT HOUSE

Located on Union Street, the city's primary commercial thoroughfare, the properties occupy a prominent and central position near the junction with Holburn Street. This location offers excellent visibility and accessibility.

Situated alongside Shell's HQ at The Silver Fin Building along with further Grade A offices located at The Capitol, the west end is also a short walk from the premises.

The building's city centre location ensures the premises are surrounded by local amenity.



The available suites are located on the ground, first and second floors and are available together, individually or in combination. The subjects have recently undergone an extensive refurbishment and provide a modern working environment including:

- > Open plan floor plates
- > Carpeted Throughout
- > Perimeter Trunking
- > Comfort Cooling
- > Suspended Ceiling
- > LED Lighting
- > Upgraded Kitchen and Toilet Areas
- > 8 Person passenger lift
- > Good Parking Ratios
- > Outdoor Terrace



DILIGENT HOUSE

Areas

The subjects have been measured on a Net Internal Floor Area Basis in Accordance with the RICS Code of Measuring Practice (6th Edition).

Suite	Area Sq.m.	Area Sq.ft	Parking Allocation
1A	217	2,335	4
1B	363.4	3,912	7
2A	217.7	2,343	4
2B	359.8	3,873	7
TOTAL	1,157.9	12,463	22

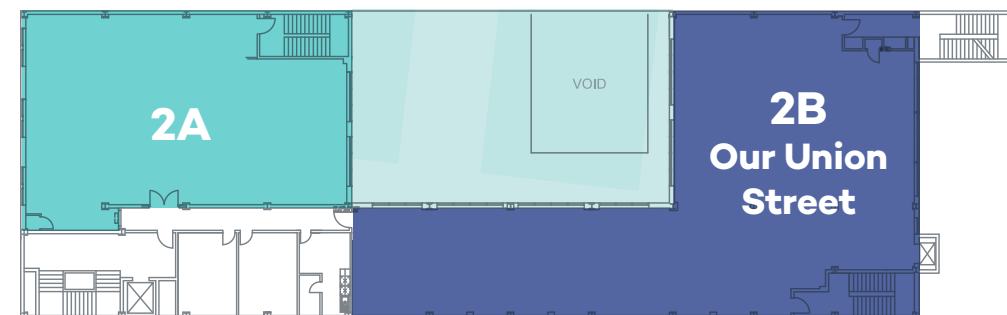


Parking Ratio
1:575 sq.ft

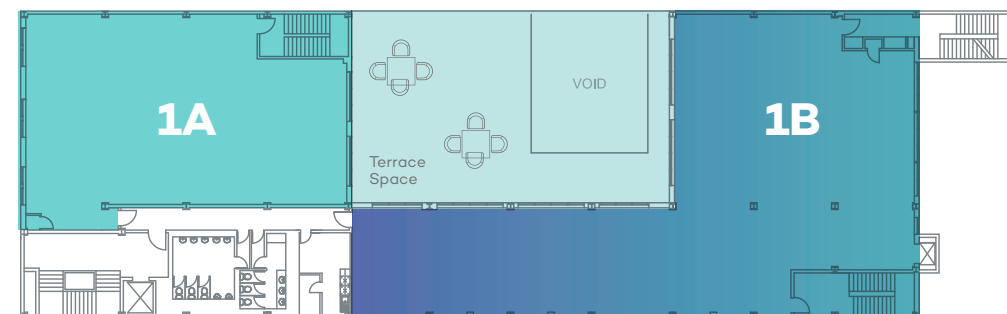


Fitted suites
can be created

Second Floor Plan



First Floor Plan

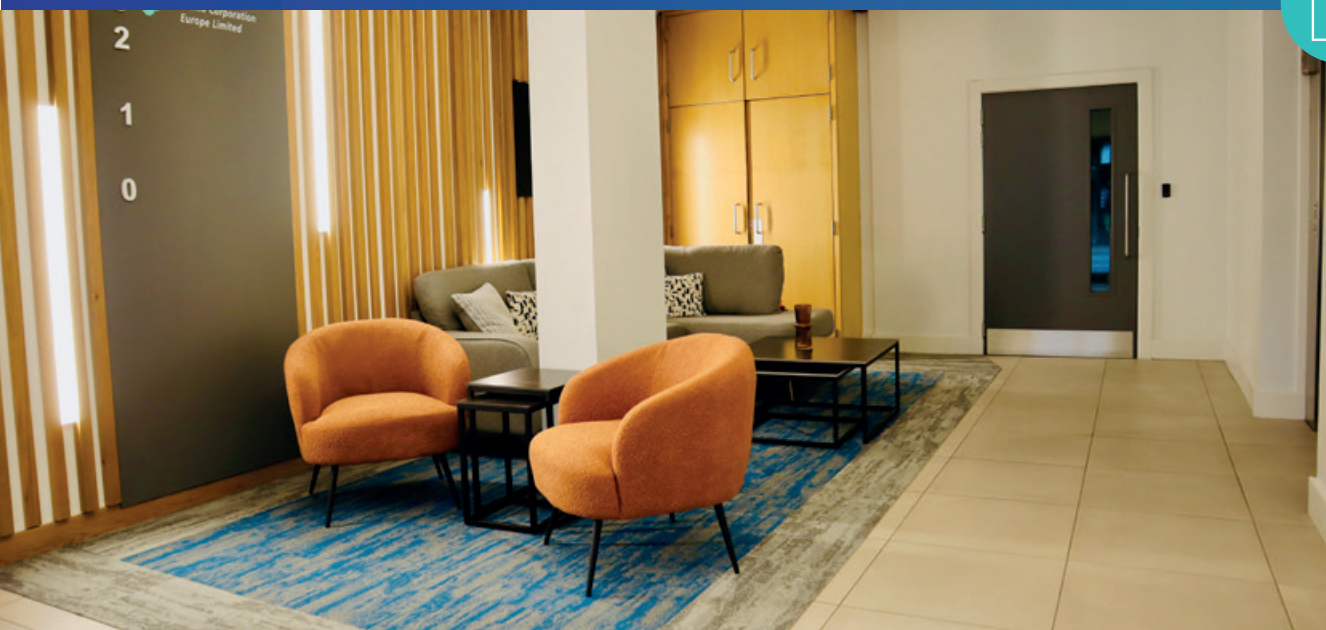


Ground Floor Plan





Suites are located on the first and second floors and are available together, individually or in combination





DILIGENT HOUSE

Rent

£15 per sq. ft.

Lease Terms

Flexible lease terms are available, further information is available upon request.

Rating Assessment

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

1st Floor - £84,000

2nd Floor - £57,500

12 months rates relief will be available through the Fresh Start Rates Relief scheme. This will be applied for by the tenant.

EPC

The Subjects have a current energy performance rating of B. Further information and a recommendation report is available to seriously interested parties.

VAT

VAT will be payable on all monies due under the lease.

Service Charge

Tenants will be liable for a service charge in respect of the upkeep, maintenance and repair of the common and external areas of the building.

Legal Fees

Each party will be responsible for the payment of their own legal costs in documenting the lease. The tenant will be responsible for any LBTT and Registration dues.



James Cavanagh

01224 202814

james.cavanagh@shepherd.co.uk

Mark McQueen

01224 202828

mark.mcqueen@shepherd.co.uk



Dan Smith

01224 971 134

dan.smith@savills.com

Ben Clark

01224 971 123

ben.clark@savills.com

J & E Shepherd and Savills for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd and Savills has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.