

TO LET

475 UNION STREET

Aberdeen, AB11 6DB



Key Highlights

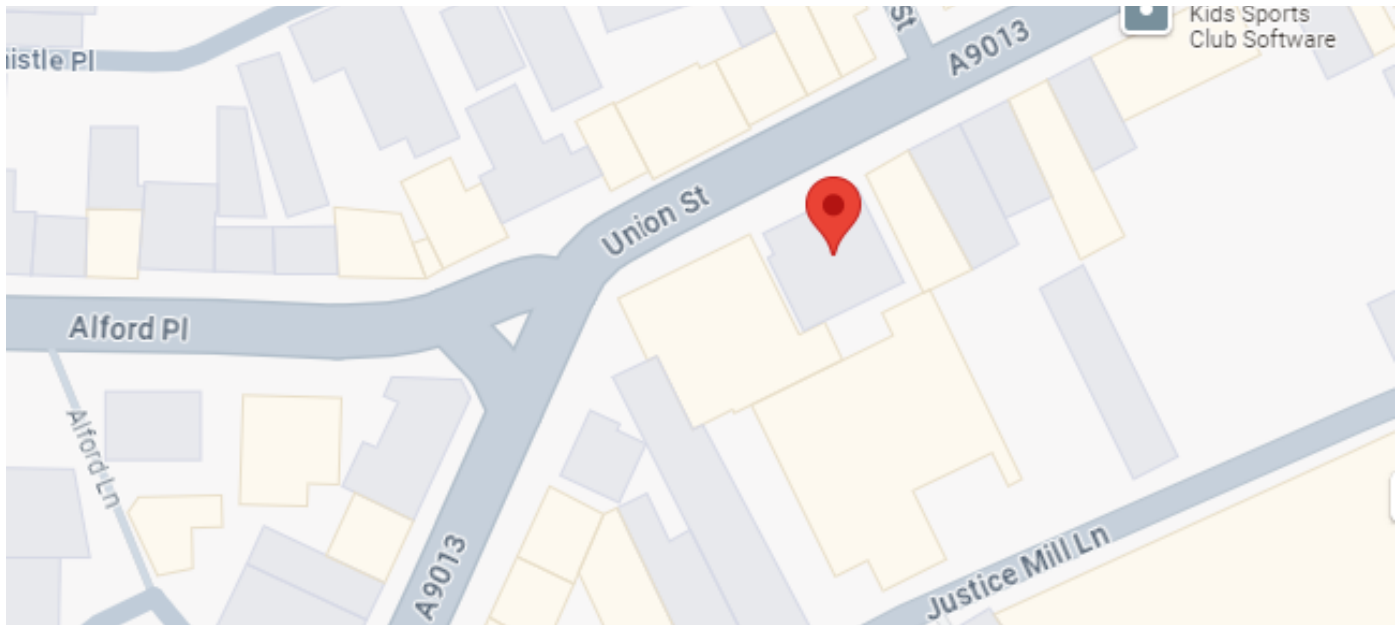
- Prominent city centre retail and office unit
- Ground floor available in whole or part
- Flexible lease terms
- Retail Unit 218.3 sq m (2,350 sq.ft)
- Rear Office 495.2 sq m (5,330 sq.ft)

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DESCRIPTION

The property occupies the ground floor of Diligent House, with the upper floors dedicated to office accommodation.

The ground floor currently comprises a retail unit at the front, with additional office space to the rear. There is flexibility to configure the space to suit occupier requirements, including the potential to combine the retail and office areas into a single, self-contained suite.

Alternatively, the existing layout can be retained, offering separate retail and office accommodation.

This flexibility makes the property suitable for a variety of uses, benefiting from its prominent frontage on Union Street and convenient access to the rear office space.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

DESCRIPTION	SQ FT	SQ M
Retail Unit	2,350	218.3
Rear Office	5,330	495.2
Total	7,680	713.5

LOCATION

Diligent House occupies a prominent and central position on the south side of Union Street, Aberdeen's primary commercial thoroughfare, near its junction with Holburn Street. This prime location offers excellent visibility and accessibility.

The building is adjacent to Shell's HQ at The Silver Fin Building and in close proximity to other Grade A office developments, including The Capitol, home to PWC, Kellas Midstream, Xodus Group, and Orega Serviced Offices. The West End is also just a short walk away.

Situated in the heart of the City Centre, the premises benefit from excellent local amenities, ensuring convenience for businesses and employees alike.

CAR PARKING

The property benefits from dedicated parking accessed via Justice Mill Lane.

RENT

Price on application.

RATING ASSESSMENT

The property is entered in the Valuation Roll as follows:

Retail - £46,250
Ground Floor Rear - £59,500

LEASE TERMS

The property is available on the basis of a full repairing and insuring (FRI) lease.

SERVICE CHARGE

A service charge will be payable. Further information is available on request.

EPC

A copy of the EPC can be provided to any interested party on request.

VAT

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for LBTT and Registration Dues applicable.

ENTRY

The building will be available immediately.

VIEWING & OFFERS

All offers must be submitted in Scottish legal form with all viewings conducted through the agent

CONTACTS

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