

TO LET

Open plan city centre office suites From 199.8 – 1,560 sq.m. (2,151 – 16,790 sq.ft) Excellent car parking ratio (1:527 sq.ft)

24 - 26, Exchange Street, Aberdeen, AB11 6PH





Merchant Exchange

Ideally located to benefit from all that Aberdeen city centre has to offer. Merchant Exchange is located in the heart of Aberdeen city centre, in close proximity to Union Square shopping and leisure development, the bus and rail stations providing excellent communication links and Union Street, Aberdeen's principal retail and commercial thoroughfare.

The suites range from

199.8 sq.m. (2,151 sq.ft.) to a total of 1,560 sq.m. (16,790 sq.ft.) and are available as a whole, individually or in combination.





DESCRIPTION

Merchant Exchange provides open plan office accommodation behind a traditional granite façade. Available office accommodation is provided over the 1st, 2nd and 3rd floors and comprises 6 open plan refurbished office suites. Each floor has common kitchen & toilet provision.





CAR PARKING

Merchant Exchange benefits from an extremely attractive car parking provision. 9 spaces are provided in the building car park, accessed from Exchange Street, with a further 23 spaces provided in a private car park on Carmelite Street, approx 3 minutes walk from the building. The car parking ratio is 1:527 sq.ft.

City centre space adjacent to main public transport hubs

- Suites recently refurbished to provide quality open plan office space
- Adjacent to Union Square retail and leisure hub
- Excellent parking ratio of 1:527 sq.ft. available in the basement and within a secure private car park on Carmelite Street
- Flexible terms available





FIRST FLOOR

1 11(01) 1 2001(
Suite 1A	207.7 sq.m.	(2,236 sq.ft)
Suite 1B	326.6 sq.m.	(3,515 sq.ft)
SECOND FLOOR		
Suite 2A	211.0 sq.m.	(2,271 sq.ft)
Suite 2B	323.9 sq.m.	(3,487 sq.ft)
THIRD FLOOR		
Suite 3A	199.8 sq.m.	(2,151 sq.ft)
Suite 3B	290.8 sg.m	(3.130 sg.ft)

1,560 sq.m.

(16,790 sq.ft)

Basement storage units also available.

Rent from £10 - £12.50
per sq.ft. plus service charge,
subject to length of lease
and covenant strength.
Any medium to long term
commitment will include rent
reviews at regular intervals.

TERMS

Flexible terms are available.

FPC

The building has an EPC Rating of F.

VAT

VAT will be payable in addition to all monies due under the lease.

The tenant will be responsible for the payment of a service charge for the upkeep of the common and external areas of the building and car park.

LEGAL COSTS

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

Viewing & Offers

Viewing is by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.



TOTAL

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Merchant Exchange, Exchange Street, Sta Aberdeen, AB11 6PH —

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