

TO LET

On the instructions of

**Federated  
Hermes** 

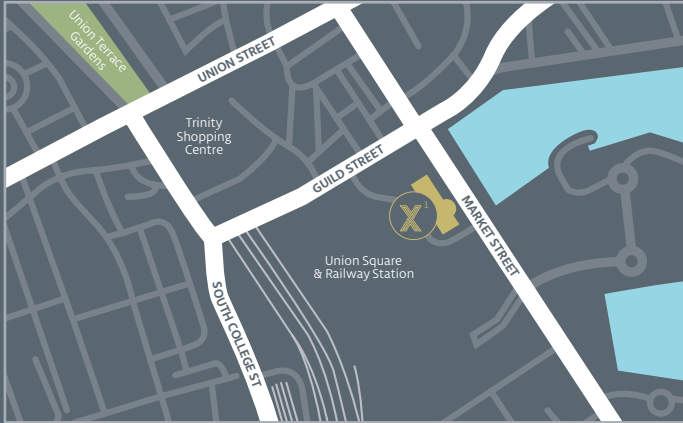
# EX<sup>1</sup> THE EXCHANGE

Office Accommodation within  
High Quality City Centre Building

Market Street, Aberdeen, AB11 5PJ  
Suites from 407.5 sq.m (4,387 sq.ft)



# EX<sup>1</sup> THE EXCHANGE



## LOCATION & DESCRIPTION

The Exchange is situated on the west side of Market Street, overlooking Aberdeen's busy harbour and in the heart of the City Centre. The central location ensures easy access to public transport, with the City's principal bus and train stations immediately to the rear. Aberdeen's main commercial thoroughfare, Union Street, is within a two minute walk and the new Union Square Leisure and Shopping Centre is immediately adjacent, ensuring a vast array of local amenity.

The Exchange provides high quality, open plan office accommodation arranged over ground and eight upper floors and split between two buildings; The Exchange No 1 and The Exchange No 2.

The available accommodation is located within The Exchange No 1 and comprises part 3rd and 6th floors. The accommodation has recently been refurbished to a high standard to provide the following;

- Flexible open plan floor plates / part fit-out
- Two pipe VRV comfort cooling / heating, with ceiling mounted fan coil units
- Metal raised access floors and suspended ceiling system
- Commissionaire manned reception area
- CCTV system (for building)
- Access via 2 No 10 person passenger lifts (fully DDA compliant)
- Male, female and disabled toilets on each floor
- Designated male, female and disabled shower facilities

## CAR PARKING

3rd Floor.....5 spaces

6th Floor .....5 spaces

## LEASE TERMS

Our client is seeking to lease the available space (either as a whole, or on a suite by suite basis) on Full Repairing and Insuring lease terms. The rent will be subject to upward only review at 5 yearly intervals.

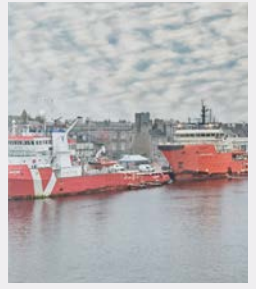
## RENT

On application.

## SERVICE CHARGE

Any ingoing tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building and the development. A service charge budget will be provided to interested parties on application.



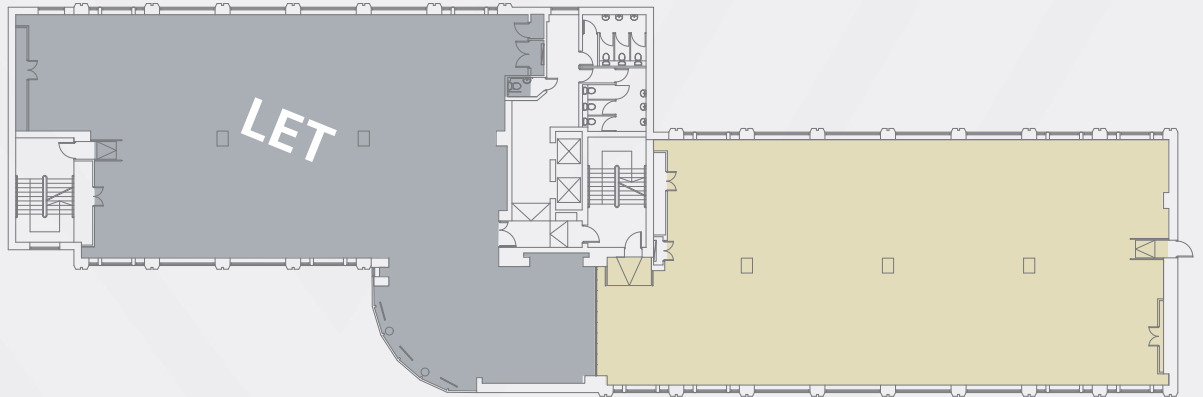


FLOOR AREAS

SUITES FROM 407.5 SQ.M (4,387 SQ.FT)

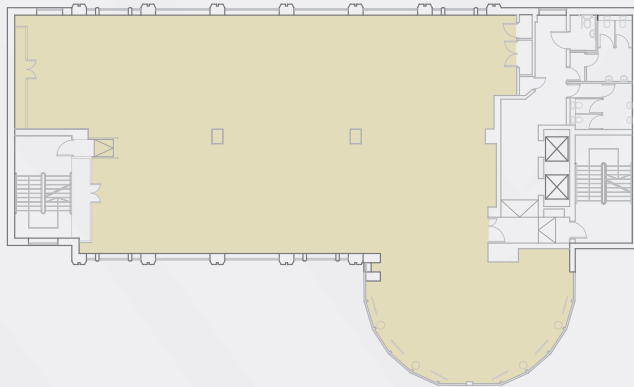
THIRD FLOOR

407.5 sq.m  
(4,387 sq.ft)



SIXTH FLOOR

419.5 sq.m  
(4,515 sq.ft)



THE EXCHANGE  
PROVIDES HIGH  
QUALITY, OPEN  
PLAN OFFICE  
ACCOMMODATION



### RATEABLE VALUE

3rd floor ..... £94,500  
6th Floor ..... £95,000

An indicative Rateable Value can be provided to interested parties on application.

### EPC

The building benefits from an EPC rating of E.

### 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 incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues applicable.

### ENTRY / AVAILABILITY

Further information available from the landlord's agent on application.

### VIEWING & OFFERS

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



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Responsible Property Investment ("RPI")  
Hermes Real Estate Investment Management Limited defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets".

This property has been refurbished. Hermes Real Estate Investment Management Limited encourages Occupiers to embrace its RPI policy. Lease Code: Follow the [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

