

OFFICE

TO LET



393 Union Street, First Floor



393 Union Street, Aberdeen, AB11 6BX
316.63 SQ M (3,408 SQ FT)

LOCATION

The property is located on the south side of Union Street, the city’s main commercial thoroughfare, at its junction with Bon Accord Terrace.

The surrounding area has a variety of types of users including offices, residential and ground floor retail / leisure users. Nearby occupiers include the Mortgage and Property Centre, Raeburn Christie Clark, Michies Chemist, Six by Nico and Pizza Express.

DESCRIPTION

The subjects comprise the entire 1st floor within a three-storey end terraced Category B listed building of stone and slate construction.

Internally. The accommodation provides a mixture of open plan and cellular office space, boardroom, kitchen with lounge area, male and female toilets and cleaners cupboard.

ACCOMODATION

The premises extend to the following approximate net internal floor areas:

	Sq M	Sq Ft
First Floor	316.63	3,408

LEASE TERMS

The property is available on a new Full Repairing and Insuring lease for a period to be agreed and incorporating upward only rent reviews.

RENTAL

£19,995 per annum.



ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E-67. Further information is available upon request.

RATEABLE VALUE

£23,250, effective from April 2023.

ENTRY

Immediately available.

LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues in the normal manner

VIEWING & FURTHER INFORMATION



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September 2023