

TO LET

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Union Street Pavilion

at Union Terrace Gardens
Aberdeen





Union Street Pavilion

Location

The Union Street Pavilion is located at the junction of Union Street and Union Terrace adjacent to the Edward VII statue and within close proximity to Jamieson & Carry the Jeweller, Chaophraya Thai Restaurant, HMV and Primark. Union Square Shopping Centre and Aberdeen Train Station are within walking distance.

Description

The Union Street Pavilion comprises a detached three storey building of steel frame construction incorporating glazed curtain walling and sedum roof.

Internally the pavilion has been finished to a high standard with Terrazzo flooring with integrated underfloor heating.

An impressive 5 metre ceiling height creates a sense of space at ground floor. The ceiling has integrated lighting throughout. The pavilion benefits from a passenger lift with toilets and storage being provided. Staff facilities and plant room are situated within the basement.

Access to the pavilion is provided from Union Terrace.

The pavilion has access to historic Victorian toilets which have been refurbished and repurposed creating a unique space.

Rent

On application.

Rateable Value

The property will require to be assessed upon completion.

Lease Terms

The premises are available to let on a Full Repairing and Insuring basis for a period to be agreed. Any lease will incorporate the provision for rent review.

EPC

A copy of the EPC will be available from the letting agents upon completion.

VAT

Any rent quoted is exclusive of VAT which will be payable.

Legal Costs

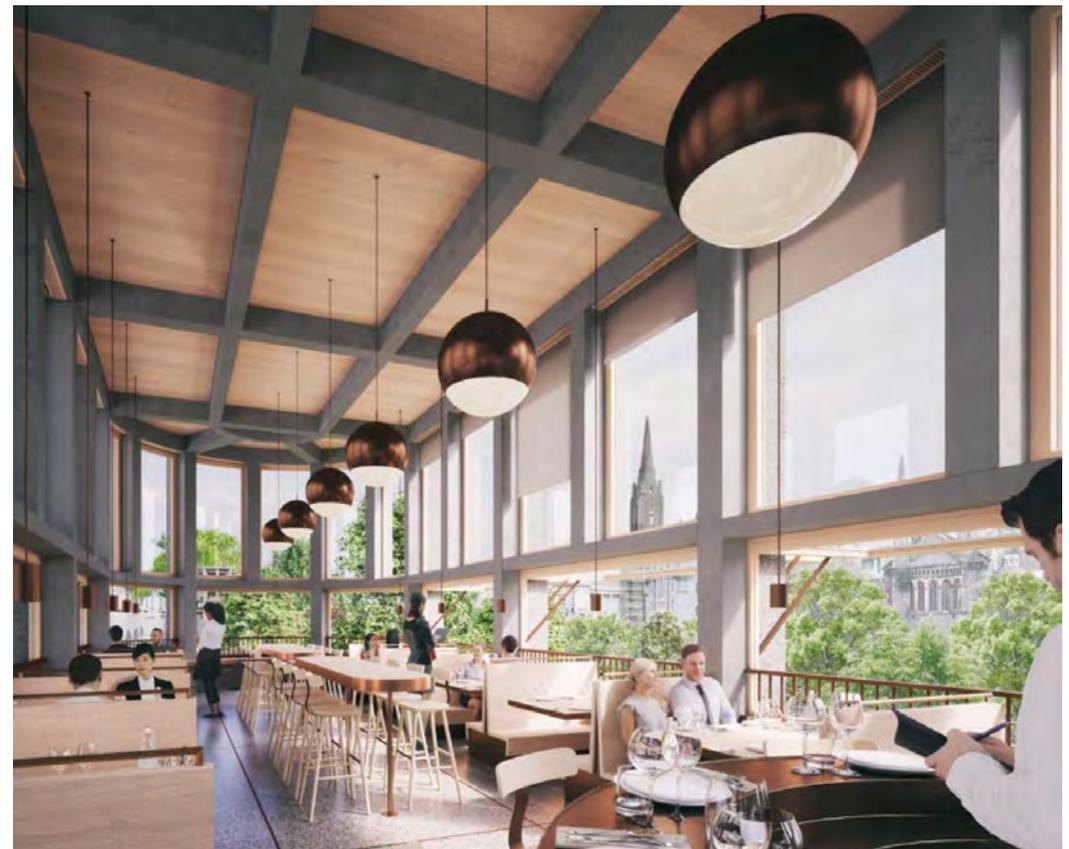
Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

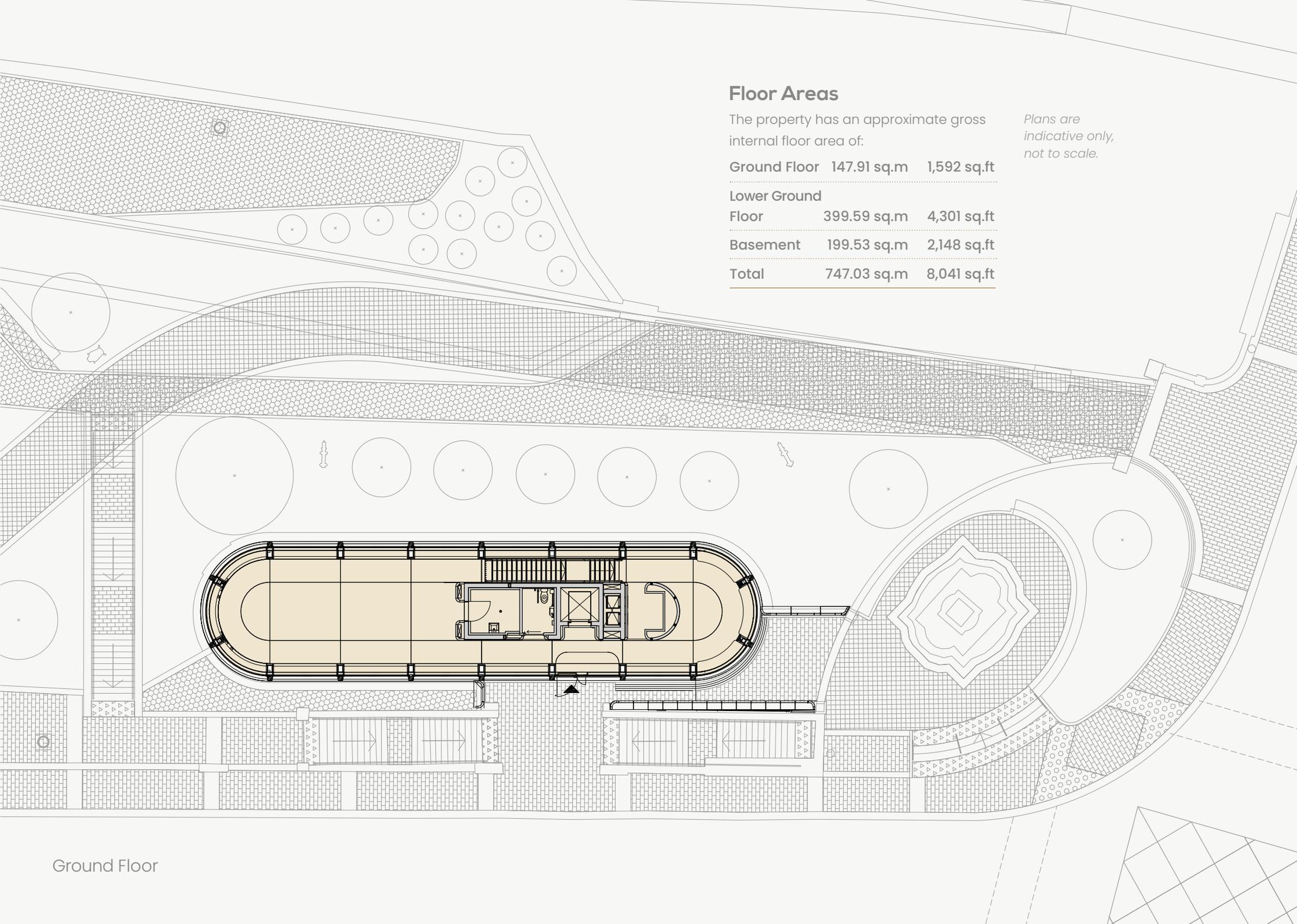
Closing Date

Interested parties should formally note interest with the Letting Agents by sending an email to the email addresses provided stating clearly in the subject heading Note of Interest – (Union Street

Pavilion) in order to be informed of any forthcoming closing date and the procedure for making an offer. Offers to be in Scottish Legal Format.

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Floor Areas

The property has an approximate gross internal floor area of:

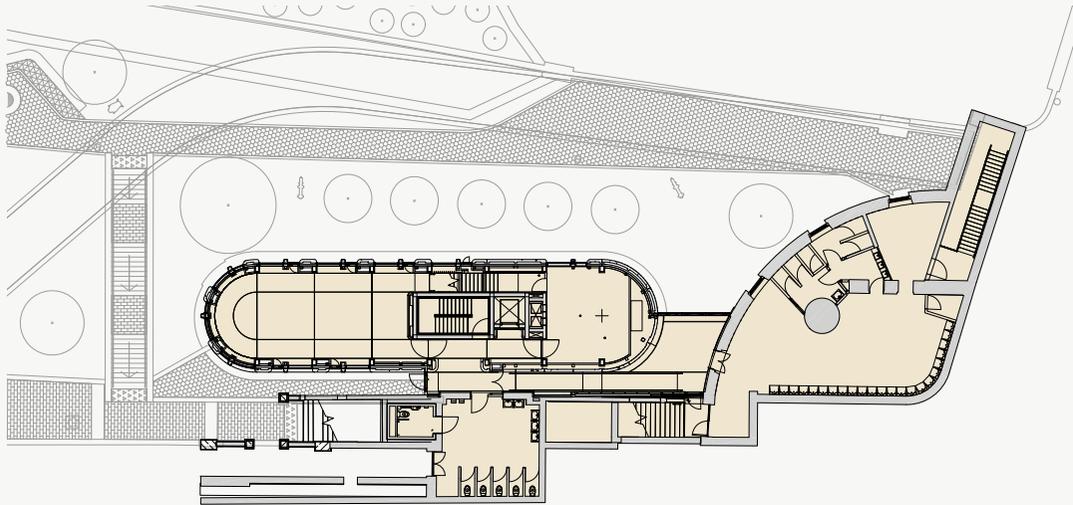
Plans are indicative only, not to scale.

Ground Floor	147.91 sq.m	1,592 sq.ft
Lower Ground Floor	399.59 sq.m	4,301 sq.ft
Basement	199.53 sq.m	2,148 sq.ft
Total	747.03 sq.m	8,041 sq.ft

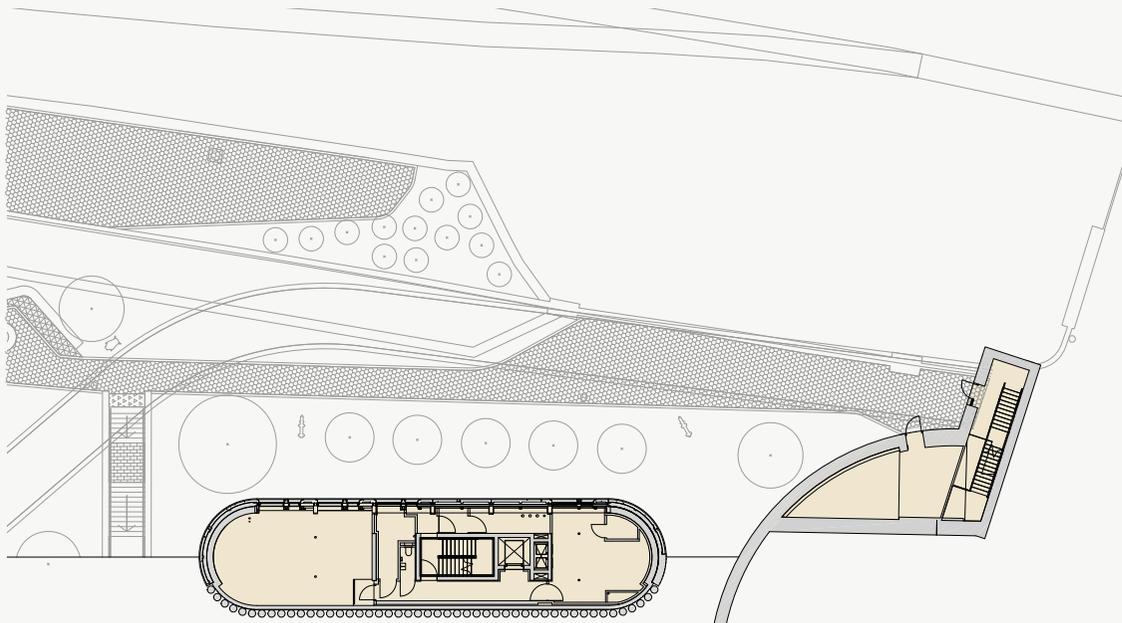


Union Street Pavilion

Lower
Ground Floor



Basement



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On the instruction of



All enquiries to the sole
letting agents.



Richard Noble
t: 01224 597528
e: richard.noble@fgburnett.co.uk

Lisa Cowie
t: 01224 597536
e: lisa.cowie@fgburnett.co.uk

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