

TO LET



DILIGENT HOUSE

475-485, Union Street
Aberdeen, AB11 6DB

**Refurbished, flexible, open plan office suites from
217 sq.m. (2,335 sq.ft) – 1,653 sq.m (17,793 sq.ft)
31 parking spaces**



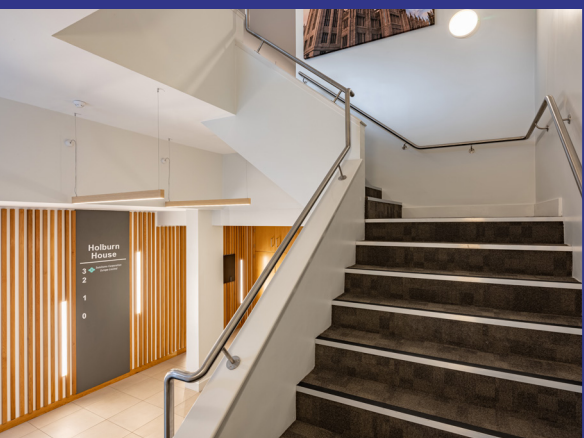
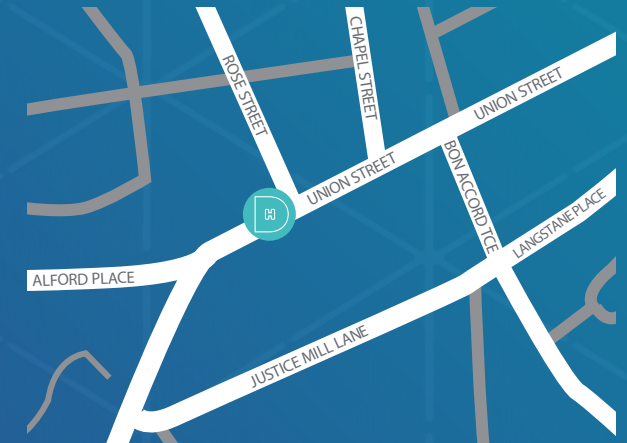


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Located on Union Street, the city's primary commercial thoroughfare, the properties occupy a prominent and central position near the junction with Holburn Street. This location offers excellent visibility and accessibility.

Situated alongside Shell's HQ at The Silver Fin Building along with further Grade A offices located at The Capitol, the west end is also a short walk from the premises.

The building's city centre location ensures the premises are surrounded by local amenity.



The available suites are located on the ground, first and second floors and are available together, individually or in combination. The subjects have recently undergone an extensive refurbishment and provide a modern working environment including:

- > Open plan floor plates
- > Carpeted Throughout
- > Perimeter Trunking
- > Comfort Cooling
- > Suspended Ceiling
- > LED Lighting
- > Upgraded Kitchen and Toilet Areas
- > 8 Person passenger lift
- > Good Parking Ratios



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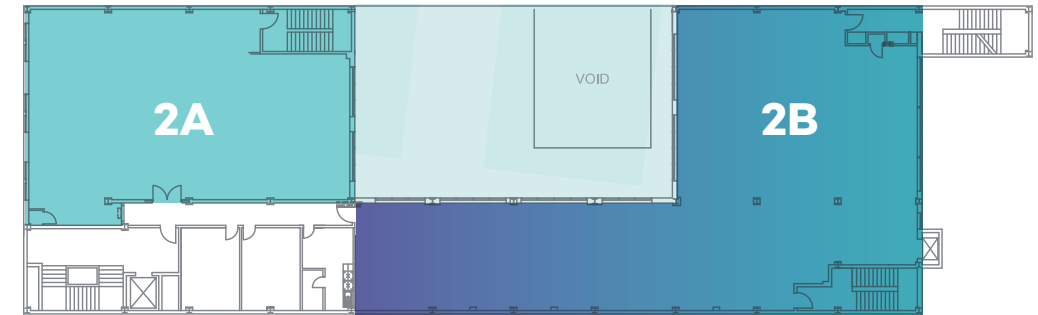
Areas

The subjects have been measured on a Net Internal Floor Area Basis in Accordance with the RICS Code of Measuring Practice (6th Edition).

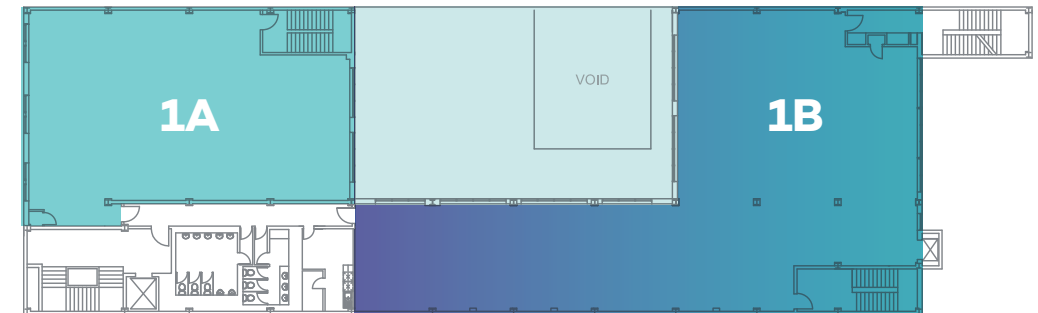
Suite	Area Sq.m.	Area Sq.ft	Parking Allocation
Ground Floor	495.2	5,330	9
1A	217	2,335	4
1B	363.4	3,912	7
2A	217.7	2,343	4
2B	359.8	3,873	7
TOTAL	1653.1	17,793	31

Parking Ratio 1:575 sq.ft

Second Floor Plan



First Floor Plan



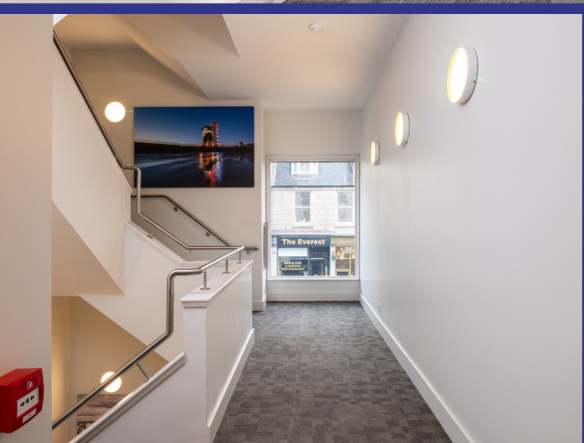
Ground Floor Plan





Suites are located on the ground, first and second floors and are available together, individually or in combination





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Rent

Rent on application.

Lease Terms

Flexible lease terms are available, further information is available upon request.

Rating Assessment

The subjects will require to be reassessed upon entry. Estimates of rates payable can be given upon request.

EPC

The Subjects have a current energy performance rating of B. Further information and a recommendation report is available to seriously interested parties.

VAT

VAT will be payable on all monies due under the lease.

Service Charge

Tenants will be liable for a service charge in respect of the upkeep, maintenance and repair of the common and external areas of the building.

Legal Fees

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



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