FOR SALE

184-192 MARKET STREET
ABERDEEN
AB11 5PQ

OFFICE ACCOMMODATION WITH
REDEVELOPMENT OPPORTUNITY

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LOCATION

The property is situated on the west side of Market Street, directly adjacent to Aberdeen Harbour and within the popular North Dee Business Quarter office district. The property is in close proximity to Hammerson’s 700,000 sq ft shopping and leisure centre, Union Square, thereby providing excellent amenity for staff. The property provides excellent access to the inner ring road – North Esplanade West which links into the main trunk road network and is also within walking distance of Union Street and the bus and rail station.

Nearby occupiers include EnQuest, Engie, PD&MS Energy, DOF Subsea, DNV GL, GulfMark and Sodexo.

DESCRIPTION

The subjects comprise of a mid-terraced, traditional granite building providing office accommodation arranged over basement and three upper floors.

The subjects comprise a mix of open plan cellular office space providing a good standard of office accommodation throughout. Internally, all sections of the building benefit from carpeted flooring, Category 2 lighting and heating provided via a mix of gas central heating system and comfort cooling.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition (May 2015) incorporating IPMS 3 and extend as follows:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ. M</th>
<th>SQ. FT</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>164.26</td>
<td>1,768</td>
</tr>
<tr>
<td>First Floor</td>
<td>114.08</td>
<td>1,228</td>
</tr>
<tr>
<td>Second Floor</td>
<td>112.81</td>
<td>1,214</td>
</tr>
<tr>
<td>Third Floor</td>
<td>107.81</td>
<td>1,160</td>
</tr>
<tr>
<td>Basement</td>
<td>59.48</td>
<td>640</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>558.44</strong></td>
<td><strong>6,010</strong></td>
</tr>
<tr>
<td>Limited Use Area</td>
<td>39.95</td>
<td>430</td>
</tr>
</tbody>
</table>

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PLANNING
The property currently benefits from Class 4 – Offices under the Use Classes (Scotland) Order 1997. We believe that alternative consents could be granted to allow for redevelopment of the site.

Interested parties should make their own enquiries regarding their intended use directly with the Aberdeen City Council Planning Department.

PRICE
Our client is seeking offers in the region of £650,000, exclusive of VAT for their heritable interest.

LEASING
Consideration will also be given to leasing the property on Full Repairing and Insuring terms for a negotiable lease duration. Any medium to long term lease will require to incorporate upward only rent reviews at regular intervals.

RATEABLE VALUE
The property forms part of a number of entries and will require revaluing.

CONTACT US

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EPC
Full documentation can be provided upon request.

VAT
All purchase prices will be exclusive of V.A.T at the standard rate at the time of sale.

ENTRY
Immediate upon conclusion of legal missives.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in the transaction with the purchaser being responsible for any LBTT and Registration Dues, where applicable.

CLAWBACK AGREEMENT
Our client reserves the right to impose either a Clawback Agreement or Economic Burden on the sale. This will be dependent on the offer(s) received. Should this not be acceptable. It should be clearly stated in any offer submitted.

FURTHER INFORMATION
To arrange a viewing or for further information, please contact the sole letting agents.

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April 2016.