

Lot 40, 214 Union Street, Aberdeen,
Aberdeenshire AB10 1TL

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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Property Information

Heritable Multi-Let Office Investment

- Substantial Modern Serviced Office Building
- Approximately 1,310.29 sq. m. (14,104 sq. ft.) over Ground, Basement, First, Second, Third and Fourth floors
- Excellent location within Aberdeen City Centre
- Car Parking for 10 vehicles
- Currently let to 36 tenants with approximately 50% of the building occupied
- Immediate asset management opportunities

Lot
40

Auction
12th February 2026

Rent
£229,710 per Annum

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

Location

Miles 67 miles north of Dundee
Roads A90, A96
Rail Aberdeen (2 hours 25 minutes to Edinburgh Waverley)
Air Aberdeen Airport (6 miles west)

Situation

Aberdeen is Scotland's third largest city with a population of approximately 220,000 and a regional catchment population of over 500,000. Its status as the Energy Capital of Europe has been established for over 40 years with renewable energy onshore/offshore being the new focus for the city. The property is located on Union Street which is Aberdeen's historic main thoroughfare, known as the Granite Mile for its impressive 19th-century granite architecture.

Tenure

Heritable. Scottish Equivalent of English Freehold.

Description

The property comprises a substantial 4 storey serviced office building providing a ground floor reception with various modern office suites, meeting rooms, co-working spaces with a total floor area of approximately 1,310.29 sq. m. (14,104 sq. ft.) and benefitting from 6 covered and 4 tarmac parking spaces.

The property is currently let to 36 tenants on leases and licenses, currently producing a Gross Rent of £229,710.14 per annum with several suites currently vacant. A full tenancy schedule is available to view within the solicitors legal pack.

VAT

VAT is applicable to this lot.

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2024