

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For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)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

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2024