

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Substantial Heritable Office/Development Opportunity

www.acuitus.co.uk

Lot 46, New Telecom House, 73-77 College Street, Aberdeen, AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Property Information

Substantial Heritable Office/Development Opportunity

- Substantial office building with 56 car parking spaces
- Total approx. floor area of 7,236 sq. m. (77,940 sq. ft.) over Ground to Eleventh Floors
- Immediate asset management and development opportunities (subject to consents)
- Low Capital Value of £3.21 per sq ft on guide price
- Suitable for a variety of alternative uses
- Adjacent to Aberdeen Railway Station and Union Square Shopping Centre
- Nearby occupiers include EnQuest, Three60Energy, Offshore Energies UK and CNR International

Lot

46

Auction

29th October 2026

Vacant Possession

Status

Available

Sector

Office, Development

Auction Venue

Live Streamed Auction

Location

Miles

66 miles north-east of Dundee

Roads

A90, A92, A96

Rail

Aberdeen Railway Station (Mainline and ScotRail)

Air

Aberdeen International Airport

Situation

The property is prominently situated on the east side of College Street, adjacent to Aberdeen Rail Station and Union Square Shopping Centre, the city's main retail and leisure destination. Nearby office occupiers include EnQuest, Three60Energy, Offshore Energies UK and CNR International.

Tenure

Heritable.

Description

The property comprises a substantial office building arranged over ground and eleven upper floors benefitting from city and harbour views, with a total approximate floor area of 7,236 sq. m. (77,940 sq. ft.) on a site extending to approximately 0.28 Ha (0.68 Acres). The property also benefits from a total of 56 car parking spaces, with approx. 22 spaces available to the front and rear of the property, whilst the remaining 34 spaces are held within level 4 of the adjacent multi storey car park (please see legal pack).

The property is well suited to re-development for a variety of alternative uses including hotel, student accommodation or residential. The property may also be suitable for multi-let occupation, owner-occupation and alternative asset management strategies, subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant
Ground	Office	537.00	(5,790)	VACANT
First	Office	666.00	(7,176)	
Second	Office	661.00	(7,120)	
Third	Office	663.00	(7,144)	
Fourth	Office	663.00	(7,144)	
Fifth	Office	663.00	(7,144)	
Sixth	Office	656.00	(7,064)	
Seventh	Office	662.00	(7,131)	
Eighth	Office	664.00	(7,148)	
Nineth	Office	664.00	(7,148)	
Tenth	Office	663.00	(7,124)	
Eleventh	Office	74.00	(807)	
Total		7,236.00	(77,940)	

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Substantial Heritable Office/Development Opportunity

www.acuitus.co.uk

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,
AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Substantial Heritable Office/Development Opportunity

www.acuitus.co.uk

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Substantial Heritable Office/Development Opportunity

www.acuitus.co.uk

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Substantial Heritable Office/Development Opportunity

www.acuitus.co.uk

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



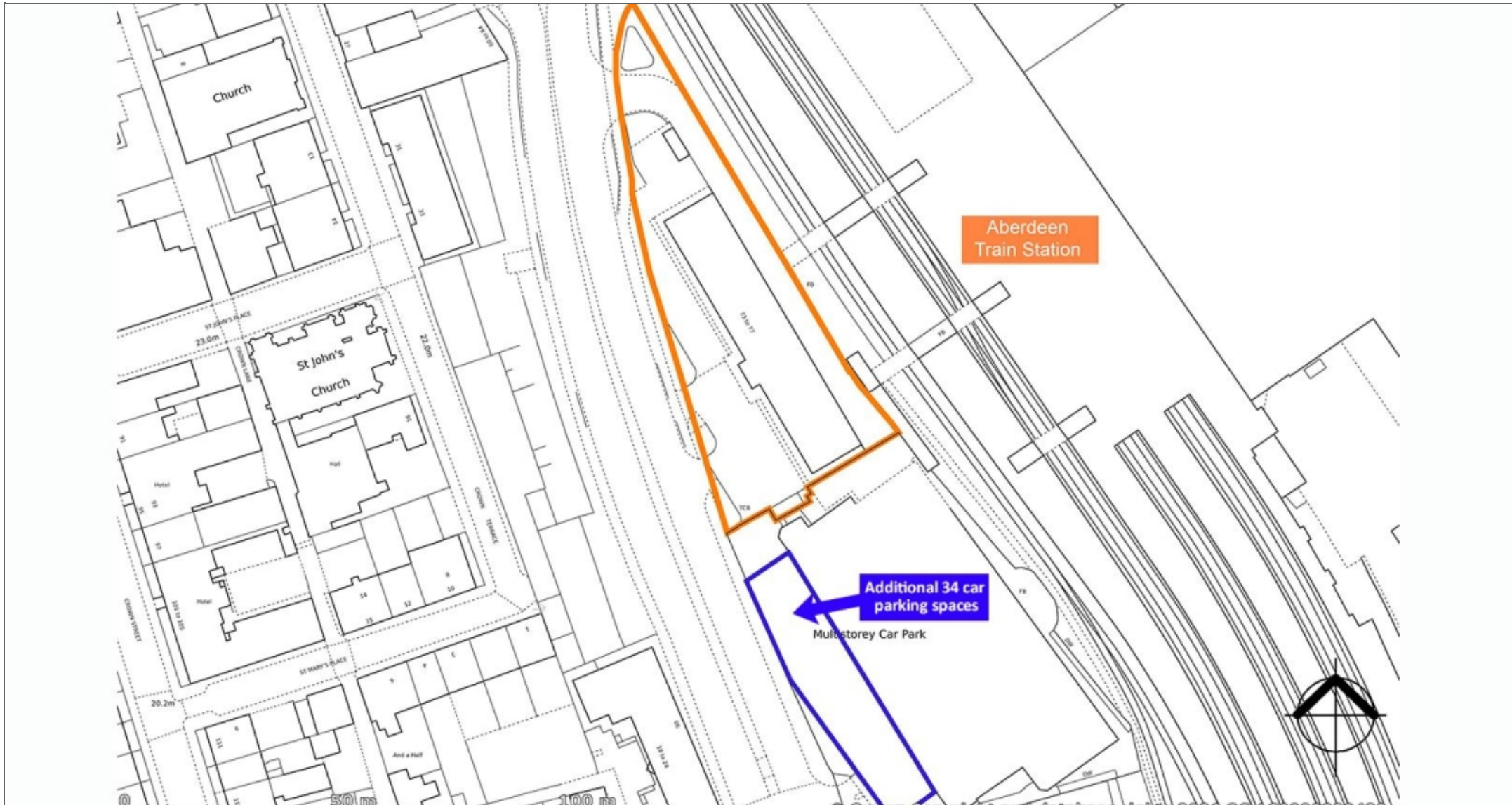
Substantial Heritable Office/Development Opportunity

www.acuitus.co.uk

Lot 46, New Telecom House, 73-77 College Street, Aberdeen,

AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 46, New Telecom House, 73-77 College Street, Aberdeen, AB11 6FD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Brodies LLP
15 Atholl Crescent
Edinburgh
Scotland
EH3 8HA

Allan Cairns
0131 526 4060
allan.cairns@brodies.com

Deborah Gavin
0131 656 0250
deborah.gavin@brodies.com

Associate Auctioneers



Landed Real Estate Limited
2 Queen's Road
Aberdeen
AB15 4ZT

Derren McRae
01224 455 500
07515 069 600
derren@landed.realestate

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2026