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For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)

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Real Estate Auctioneering & Investment

Substantial Heritable Office/Development Opportunity

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Property Information

Substantial Heritable Office/Development Opportunity

- Substantial office building with 56 car parking spaces
- Total approx. floor area of 7,240.77 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
- Telephone mast let to EE Limited and Hutchinson 3G UK Limited at £2,000 p.a.x
- 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

Rent
£2,000 per Annum Exclusive

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 7,240.77 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
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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Office	537.90	(5,790)	VACANT	-	-	-
First	Office	666.67	(7,176)				
Second	Office	661.46	(7,120)				
Third	Office	663.68	(7,144)				
Fourth	Office	663.68	(7,144)				
Fifth	Office	663.68	(7,144)				
Sixth	Office	656.26	(7,064)				
Seventh	Office	662.49	(7,131)				
Eighth	Office	664.07	(7,148)				
Ninth	Office	664.07	(7,148)				
Tenth	Office	661.84	(7,124)				
Eleventh	Office	74.97	(807)				
Rooftop	Telephone Mast	-	-	EE LIMITED AND HUTCHINSON 3G UK LIMITED	10 years from 20/02/2025 until 19/02/2035	£2,000	20/02/2030 (1)
Total		**7,240.77**	**(77,940)**			**£2,000**	

(1) 2030 Rent Review linked to Consumer Price Index (CPI) (Uncapped).

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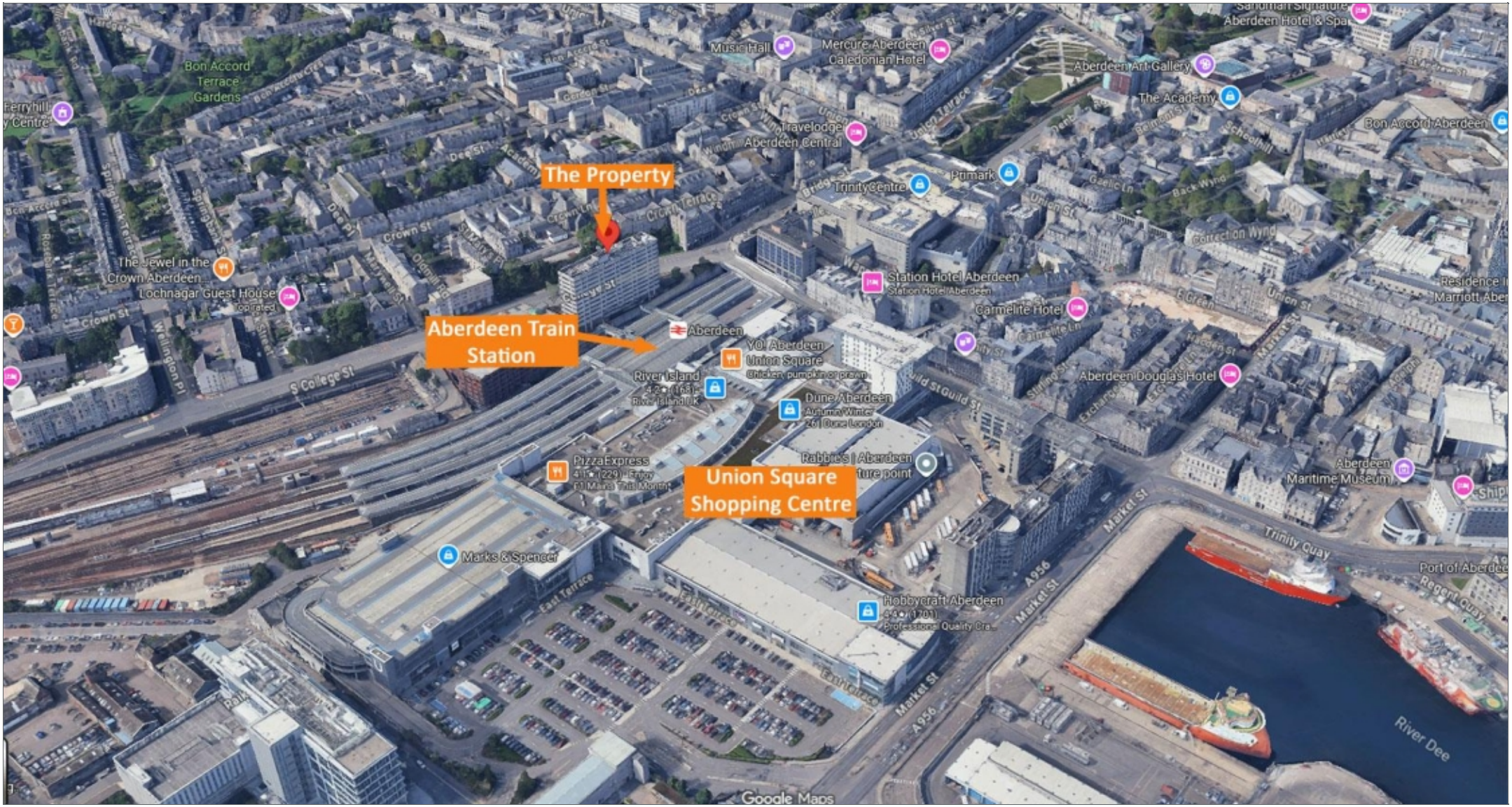
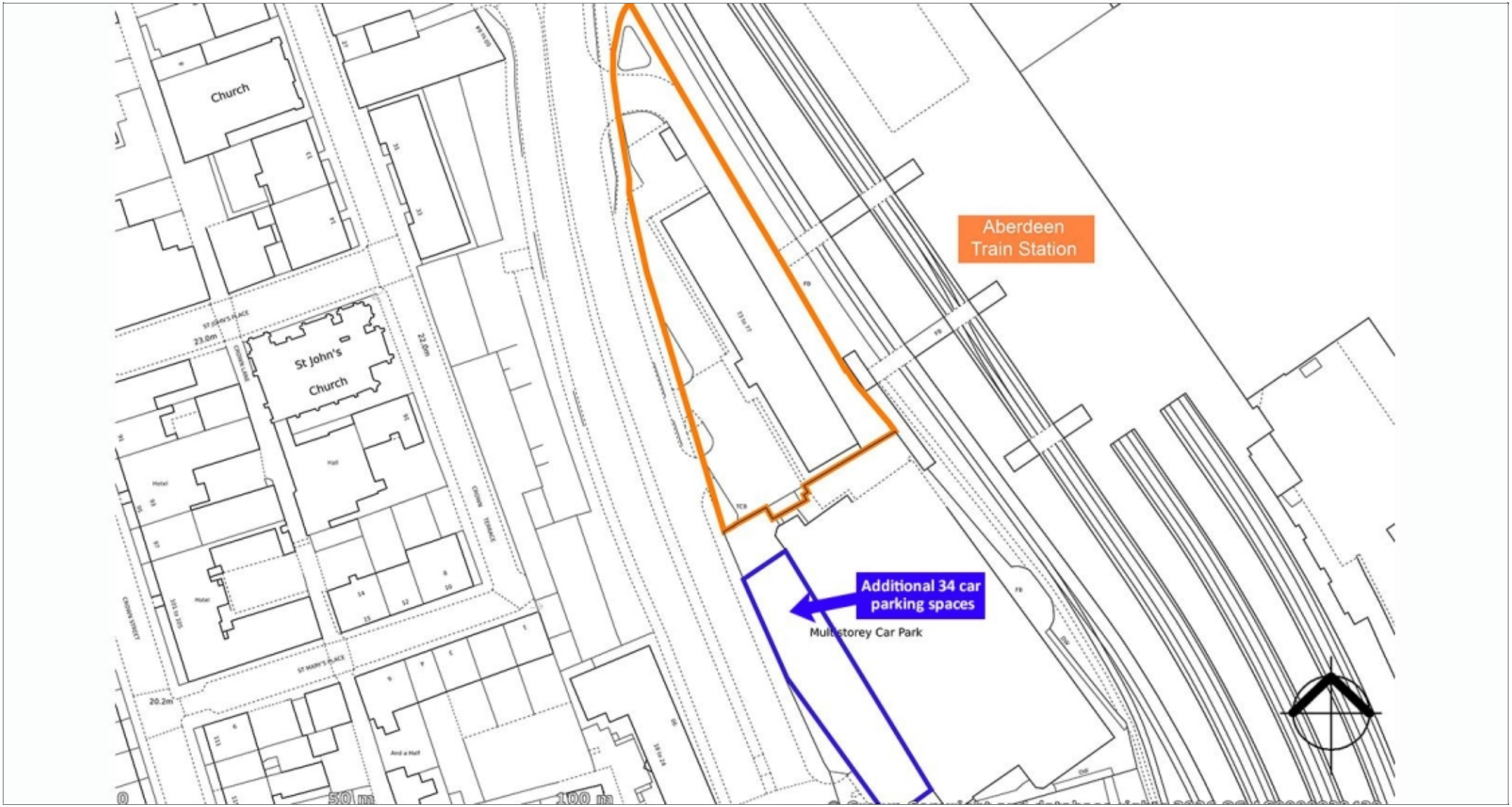
TO LET

Aberdeen Rail Station

Travelodge
McCALL
Aberdeen electric
BUS LANE
Yangtse River



The Property
Aberdeen Train Station
Union Square Shopping Centre
Bon Accord Terrace Gardens
Music Hall
Mercure Aberdeen Caledonian Hotel
Aberdeen Art Gallery
The Academy
Travelodge Aberdeen Central
Primark
Trinity Centre
Station Hotel Aberdeen
Carmelite Hotel
Aberdeen Douglas Hotel
The Jewel in the Crown Aberdeen
Lochnagar Guest House
Aberdeen
YO! Aberdeen Union Square
River Island
Dune Aberdeen
PizzaExpress
Marks & Spencer
Hobbycraft Aberdeen
Aberdeen Maritime Museum
Trinity Quay
Market St
A956
S College St
Crown St
Google Maps
River Dee


Church
St John's Church
Aberdeen Train Station
Additional 34 car parking spaces
Multistorey Car Park

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2026