Vacant Possession

184-192 Market Street,

Aberdeen, Aberdeenshire AB11 5PQ

Heritable Office property



- · Prominent city centre office property with development potential (subject to planning
- · 24 on site car parking spaces
- · Adjacent to Union Square Shopping Centre
- · Directly opposite Aberdeen harbour
- · Nearby occupiers include Petrofac, EnQuest, Engie and Sodexo

Location

Miles: 67 miles north-east of Dundee

Aberdeen Railway Station (Mainline and ScotRail)

Aberdeen Airport Air:

The property is located on the west side of Market Street, immediately opposite Aberdeen Harbour and within the popular North Dee business area. Close to the 700,000 sq ft Union Square shopping and leisure centre and within walking distance of Union Street. Close to Aberdeen Railway Station, the property is also well connected to the road network with Market Street connecting with North Esplanade West and south to Wellington Road and A90.

Description

The property comprises a mid terraced traditional granite building arranged over basement, ground and three upper floors. A mix of open plan and cellular office space with 24 car parking spaces to the rear.

Tenure

Heritable

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

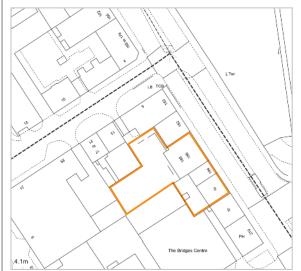
Tenancy and accommodation

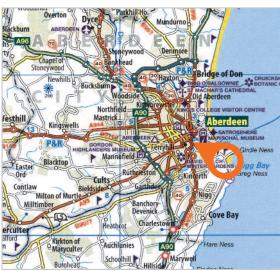
Floor	Floor Areas (Approx)		Possession
Basement	59.84 sq m	(640 sq ft)	Vacant Possession (1)
Ground Floor	164.26 sq m	(1,768 sq ft)	
First Floor	114.08 sq m	(1,228 sq ft)	
Second Floor	112.81 sq m	(1,214 sq ft)	
Third Floor	107.81 sq m	(1,160 sq ft)	
TOTAL	558.50 sq m	(6,010 sq ft) (1)	

(1) The property is currently occupied on an informal basis by a seafarers charity. Vacant possession will be provided at date of

Viewings

Please contact Mhairi Archibald (07718 899341)





Extract reproduced from the Ordnance Survey mapping with the permission of The Co

Mhairi Archibald

+44 (0)7718 899 341 Mhairi.archibald@acuitus.co.uk

Acuitus

Peter Mayo +44 (0)20 7034 4864 +44 (0)7833 459 318 Peter.mayo@acuitus.co.uk

Associate Auctioneer: CBRE

lain Landsman +44 (0)7880 480298 iain.landsman@cbre.com

Seller's Solicitors: Mackinnons Solicitors **Caroline Cumming** +44 (0)1224 632464 caroline@mackinnons.com