

AURORA

Aberdeen

1 Union Row, AB10 1TN

AuroraAberdeen.com

Beyond the facade is an all electric Grade A office

The building is being restored, and enhanced to provide the perfect contemporary workspace to suit occupiers needs.

Flooded with natural light, the floors are supported by intelligent building systems to promote sustainability and encourage productivity. Aurora Aberdeen sets the benchmark for refurbished office space in Aberdeen City Centre.

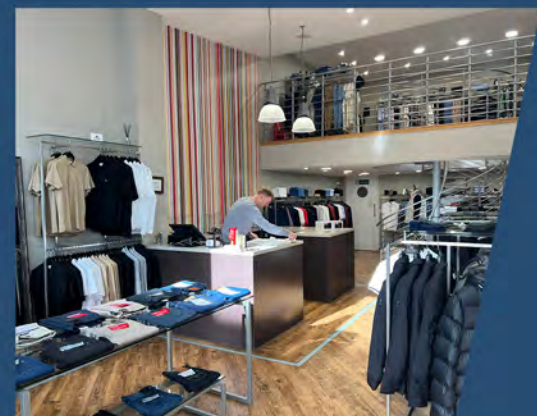
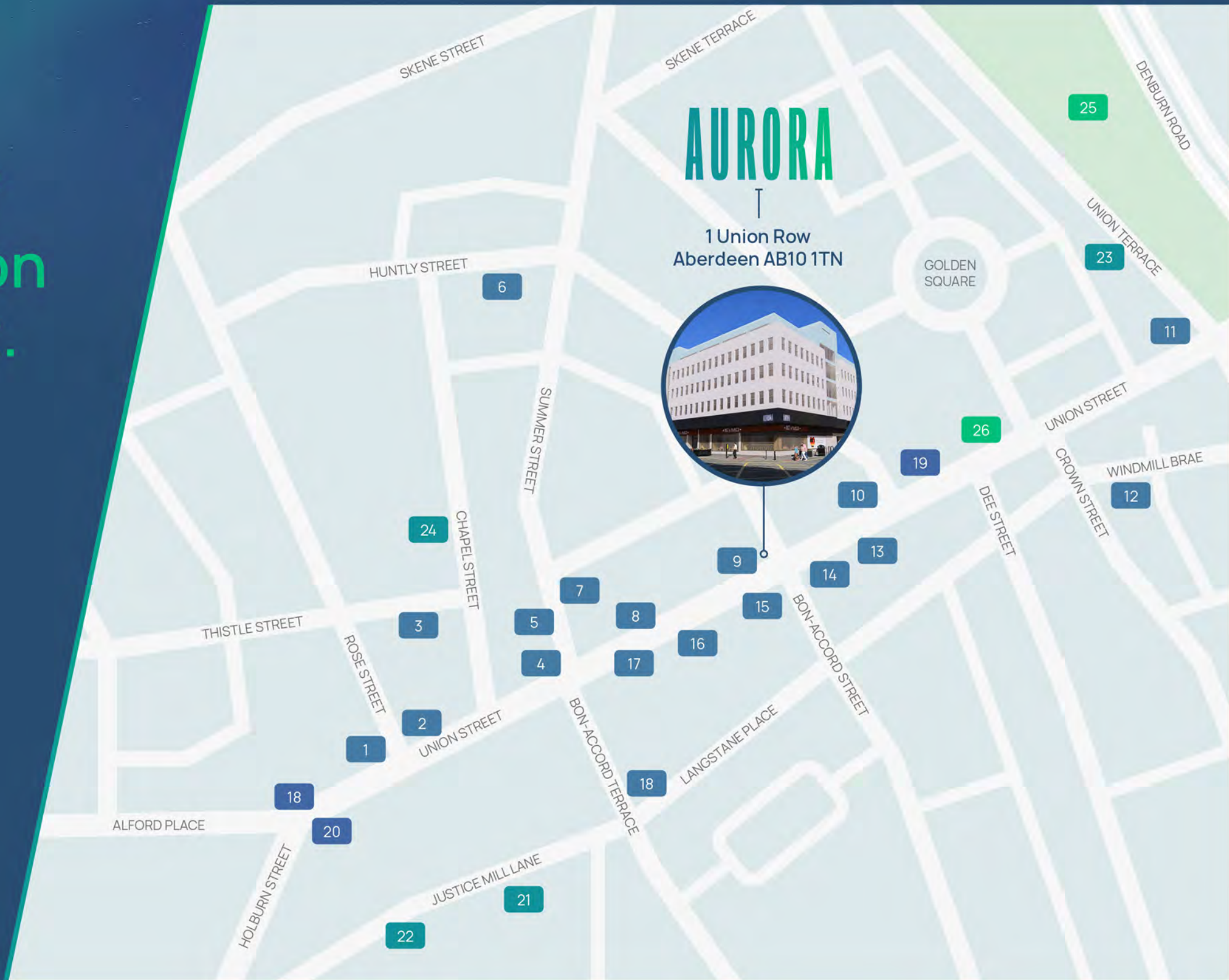


Aurora Aberdeen is located in the heart of Aberdeen City Centre on the iconic Union Street.

The development will compliment and support the re-establishment of Union Street as the focal point of Aberdeen's city centre.

Aurora provides the ideal space to encourage back to city centre working which brings life and support to the wider community.

There is no shortage of amenities close by.



Food / Leisure

- 1 Café Society
- 2 Café Nero
- 3 Foodstory
- 4 Pizza Express
- 5 Madame Mews
- 6 JW's Sushi
- 7 Rustico
- 8 Vovem
- 9 Pret A Manger
- 10 Starbucks
- 11 Chaophraya
- 12 Café Boheme
- 13 Amarone
- 14 So...NYC
- 15 Soul
- 16 8848
- 17 Six By Nico
- 18 Café Harmony

Supermarkets

- 18 Sainsburys Local
- 19 Co-Op
- 20 Tesco Express

Hotels

- 21 Park Inn by Radisson
- 22 Travelodge
- 23 Mercure Hotel
- 24 Holiday Inn Express

Attractions

- 25 Union Terrace Gardens
- 26 Music Hall



Summary Specification

Aurora Aberdeen has been designed with today's occupiers needs in mind. Expect your expectations to be exceeded.



New electric VRF air conditioning

New LED light systems throughout all areas

New double height entrance area with secure door access

Two new lifts serving all floors

Defurbished ceiling detail

Contemporary finishes throughout

Showers and bike stores

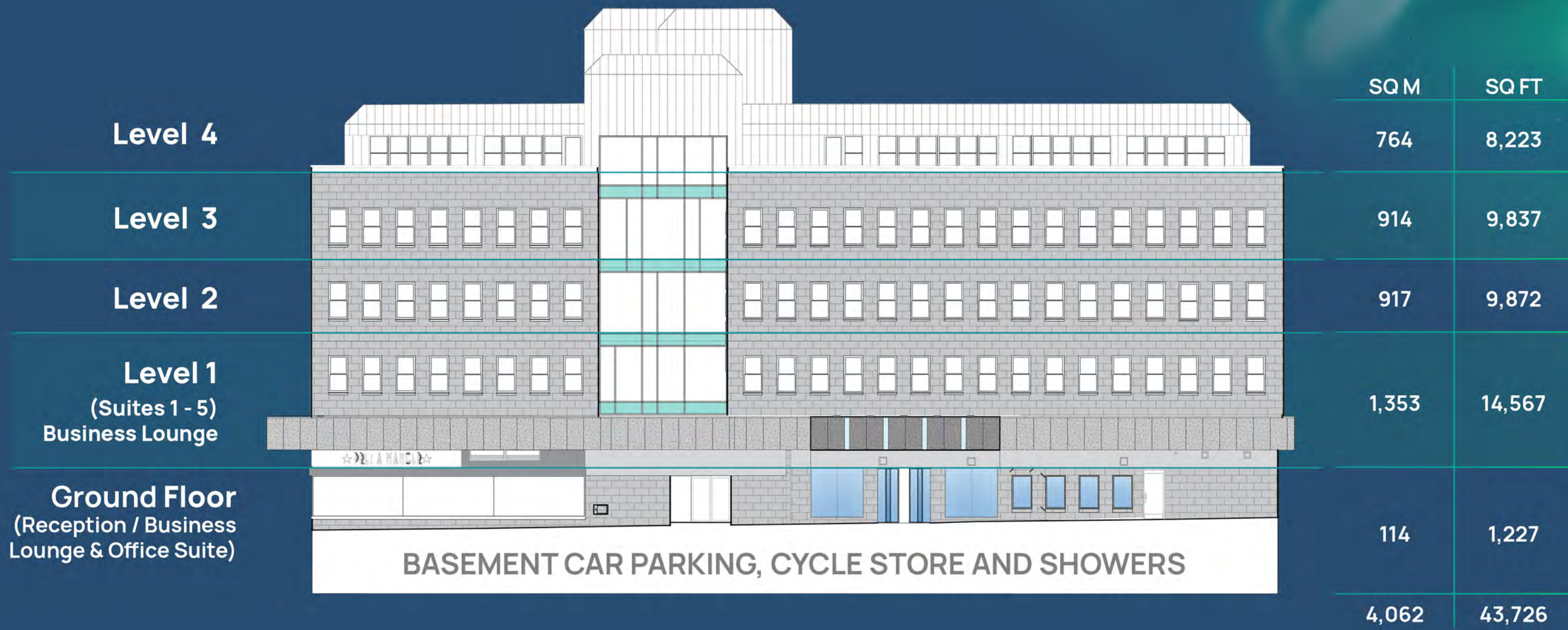
External stone clean and new canopy detail at entrance

Secure basement car parking





Expect
your
expectations
to be
exceeded.



A generous entrance and reception

A generous entrance and reception with informal break out space and formal meeting facilities provides access to both a self contained ground floor office and the upper floors. Secure basement parking also leads directly into this area.

Car Parking: 48

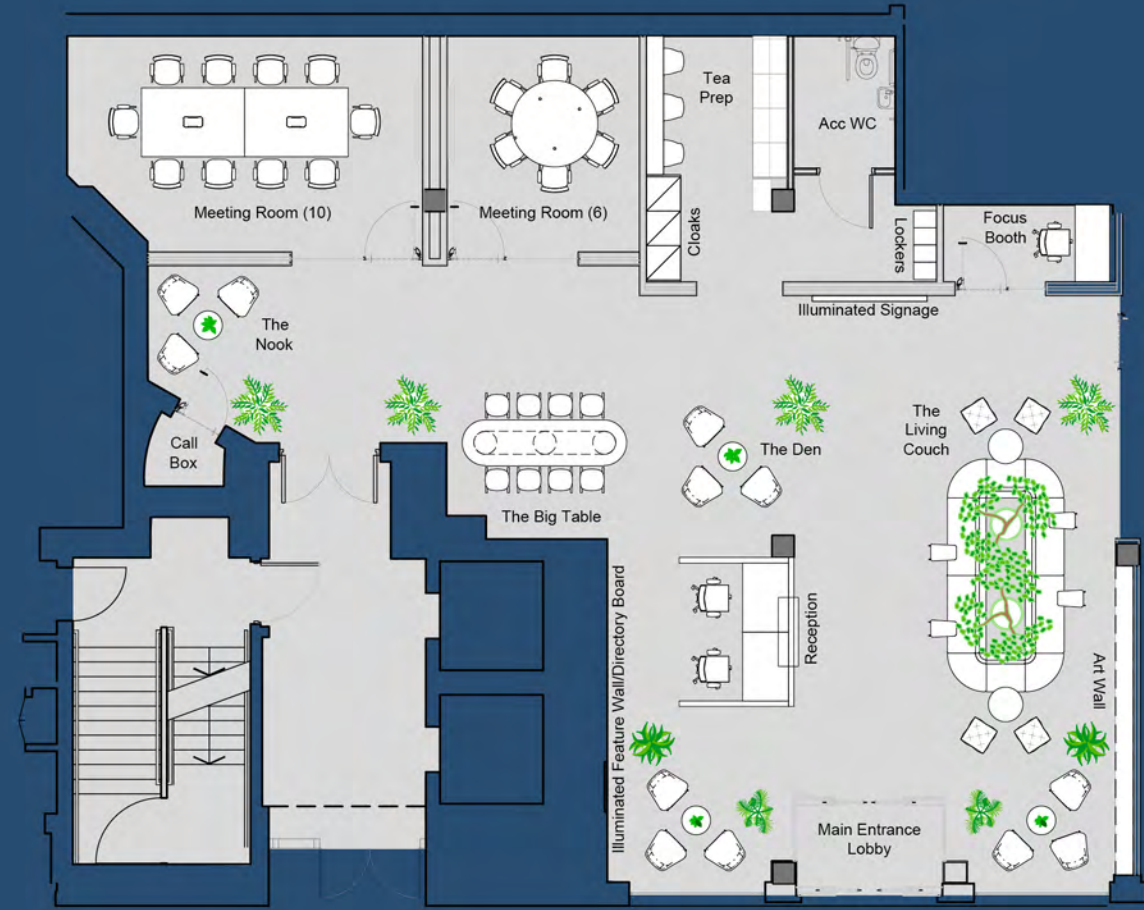
Secure basement car parking is provided with a total of 30 spaces. An additional 18 spaces are provided in a nearby car park located on Union Wynd.



Ground Floor: Reception

Users are greeted by a new and enhanced entrance on Union Row which leads to a welcoming reception area and social hub at ground floor that provides amenity space for both users and client visitors.

Bookable private meeting rooms, informal meeting areas and a coffee bar are all there to enhance the occupier experience.

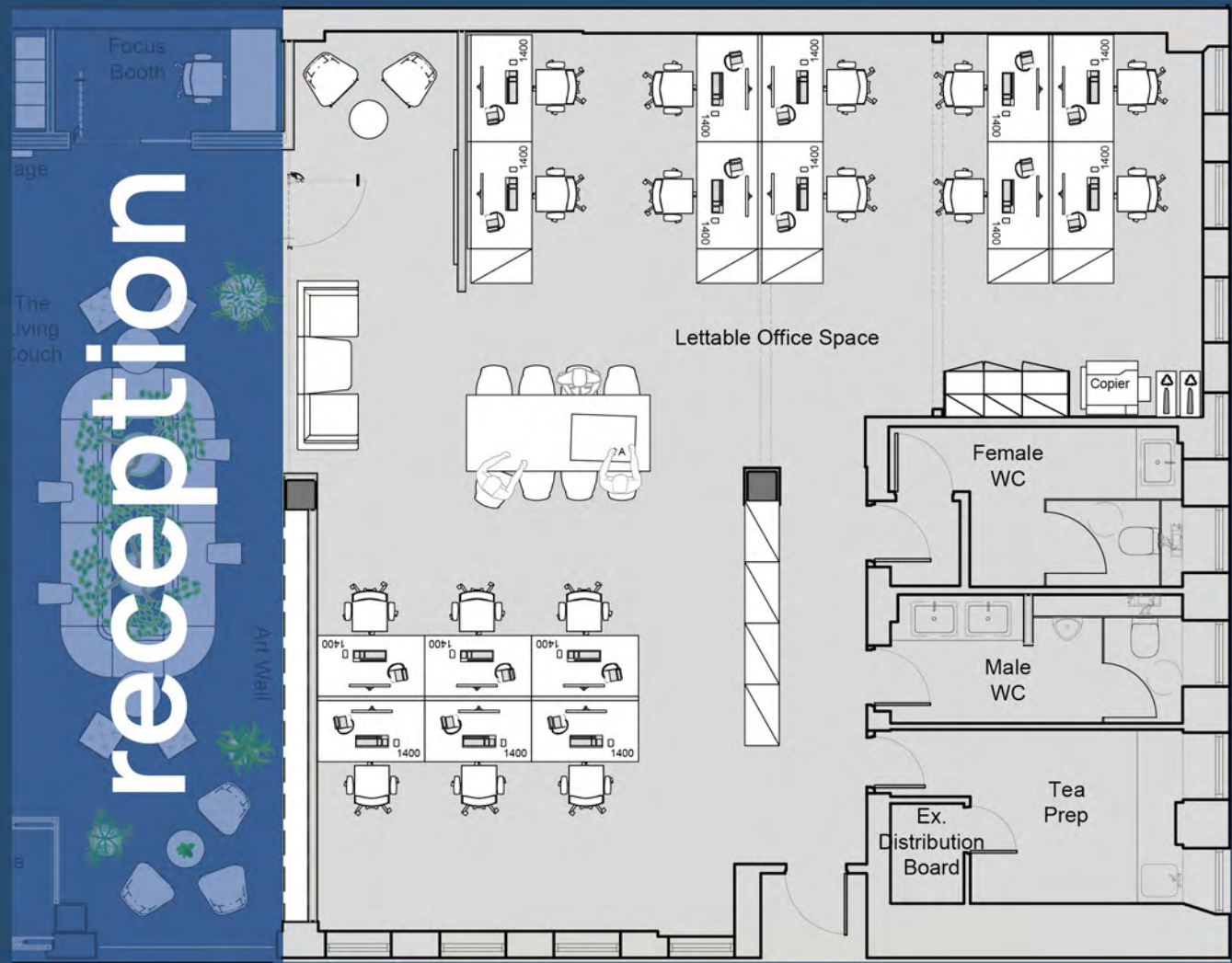




Ground Floor: Office

114 sq m (1,227 sq ft)

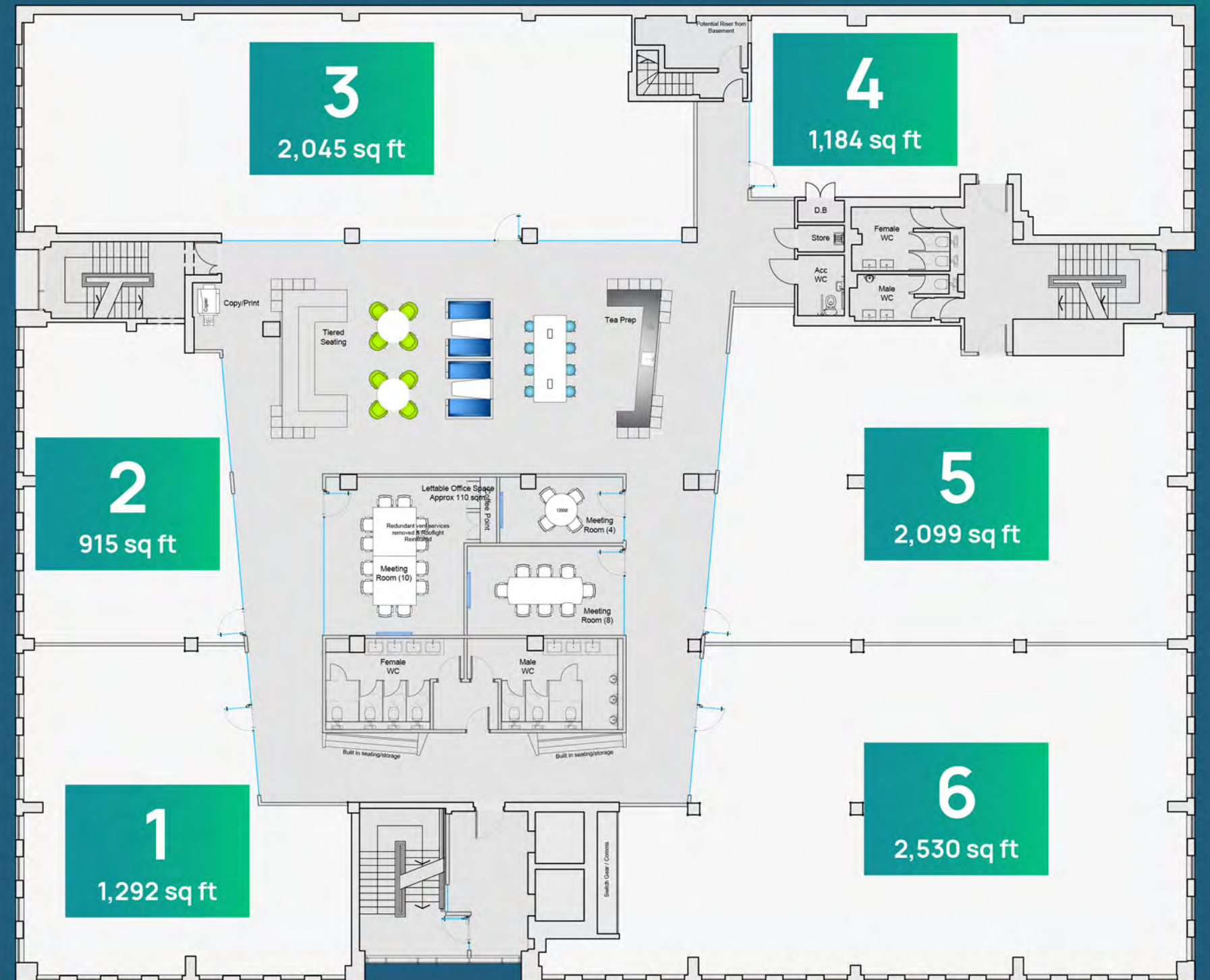
Accessed directly from the new reception this self contained office is in a prime position to benefit from the communal meeting and break out space.



Level 1

85 sq m (915 sq ft) -
1,353 sq m (14,567 sq ft)

Level 1 provides a mixture of finished suites which are built around a business lounge that provides state of the art collab space which is available to all occupiers of the building.



Floorplans: Levels 2-4

Typical Floorplate – Whole Floor



Level 2: 917 sq m (9,872 sq ft)



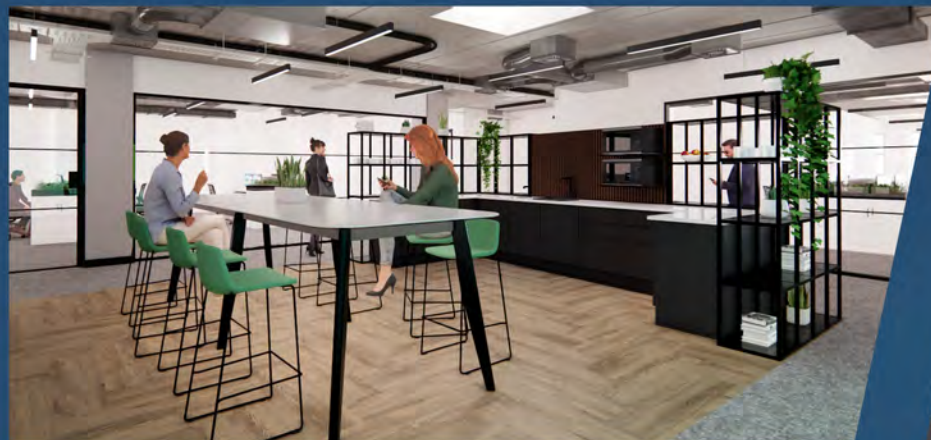
Level 3: 914 sq m (9,837 sq ft)



Level 4: 764 sq m (8,223 sq ft)

The upper floors are available on flexible terms both in respect of size and finish.

The 2nd, 3rd and 4th floors can all readily be split to provide accommodation to suit individual occupiers needs. The suites can either be let on conventional lease terms or fully furnished, ready to occupy office solutions.



Floorplans: Levels 2-4

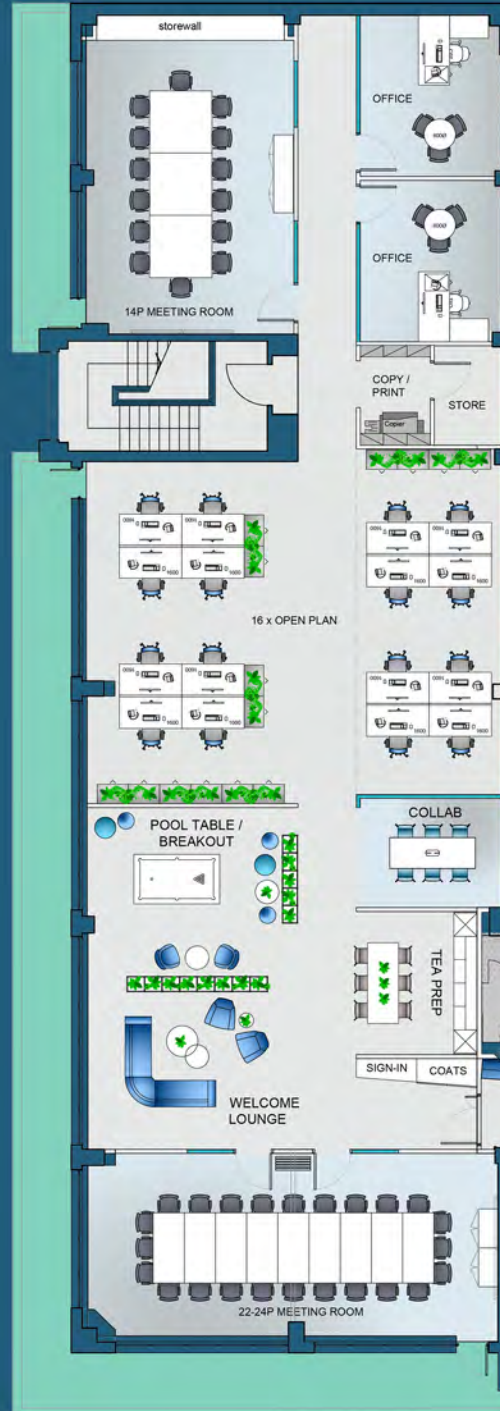
Typical Floorplate: Split Floor

- > Multiple occupier
- > Medium density



A

339 sq m (3,649 sq ft)

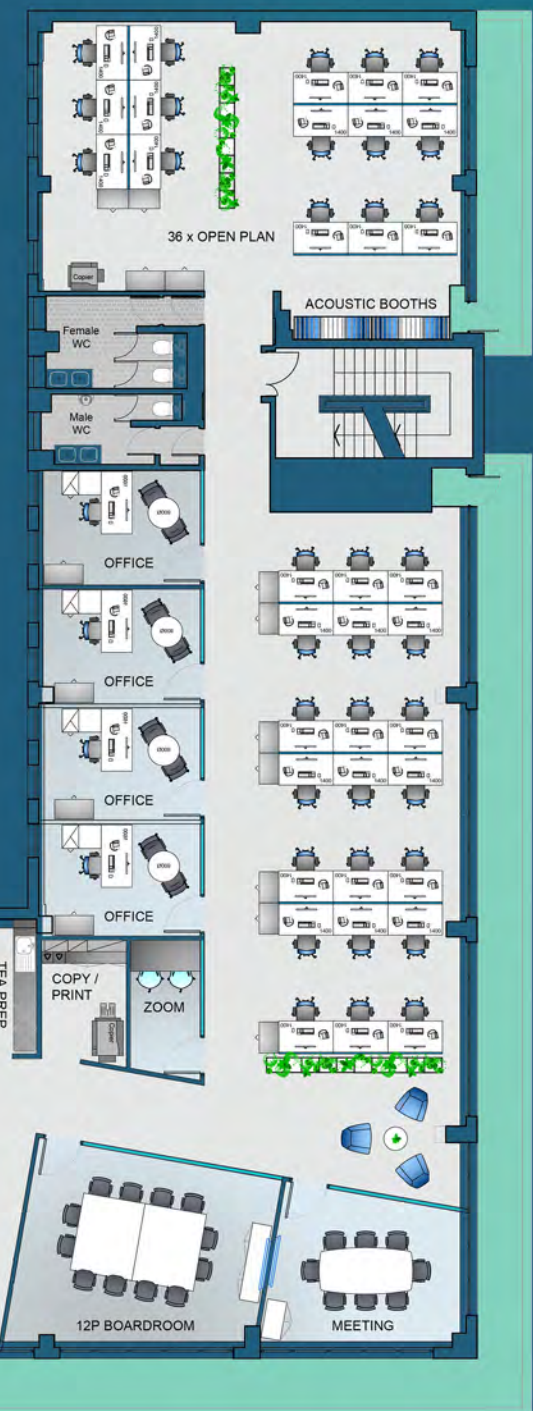


Suite A	
Open Plan	16
Single Office	2
Copy / Print	1
Store Room	1
Collaboration Bench	1
Tea Prep	1
Breakout Area	1
24 Person Meeting Room	1
14 Person Meeting Room	1
Welcome Lounge	1

Suite B	
Open Plan	36
Single Office	4
Copy / Print	1
Zoom Room	1
Store Room	1
Collaboration Bench	1
Tea Prep / Breakout Area	1
12 Person Meeting Room	1
8 Person Meeting Room	1
Acoustic Booths	2
Welcome Lounge	1

B

380 sq m (4,090 sq ft)



Indicative space plan. Fit-out can be tailored to suit individual occupiers exact requirements.

Re-Inventing the Standard

Aurora Aberdeen is our most significant investment in the Aberdeen market and with its modern defurbished space whether plug and play or conventional office we are sure its central situation fronting Union Street will prove popular with occupiers both large and small.

Aberdeen has long been an important location for the company and we presently have five core buildings totalling 145,000 sq ft including our most recent acquisition at Princewall House, 50 Huntly Street.

At the SRE Group we understand our sector and create workspaces that work with your business whether you're an SME or large and fast growing company. With 750,000 sq ft of office space that is home to more than 300

tenants across 45 buildings SRE are completely invested in providing the right space for occupiers in this fast changing market.

www.thesregroup.com

John Grewar
john@thesregroup.com
07789 151218



Woodburn House

4-5 Golden Square
AB10 1RD



Merchant Exchange

24-26 Exchange
Street AB11 6PH



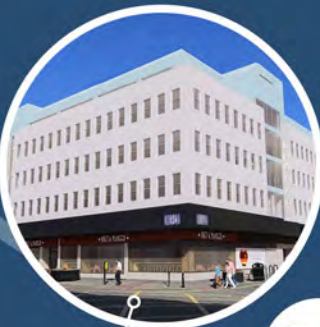
Union Point

Blaikies Quay
AB11 5PW



AURORA

1 Union Row
Aberdeen AB10 1TN



50 Huntly Street

AB10 1RS





Suites from 915 sq ft
and floors from
8,223 sq ft.

LEASE TERMS

Aurora has been designed with flexibility in mind. With suites available from 915 sqft upwards the Landlord is happy to provide solutions to suit individual occupiers needs from conventional leases of large floor plates to fully fitted "plug and play" options including furniture and IT infrastructure.

ENERGY PERFORMANCE CERTIFICATE

Anticipated EPC Rating of A.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction with the incoming tenant being responsible for the cost of LBTT and Registration Dues.

For more information or to arrange a viewing please contact the joint agents:

 **HUTCHEON
MEARNS
REAL ESTATE**

01224 455500
www.hm-re.co.uk

Iain Landsman
T: 01224 455500

E: iain.landsman@hm-re.co.uk

Ryden.co.uk
01224 588866

Arron Finnie
T: 01224 588866
E: arron.finnie@ryden.co.uk

A development by

S R E 