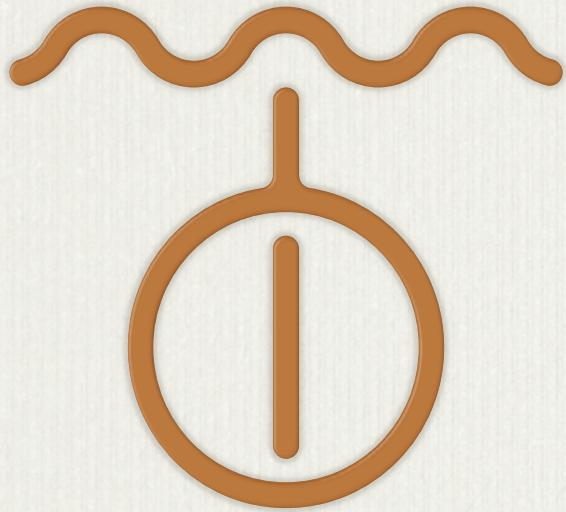


MERIDIAN



UNION ROW • ABERDEEN • AB10 1SA



**Revised
Rent of
£17.50 psf**

**Fitted
Suites
Available**



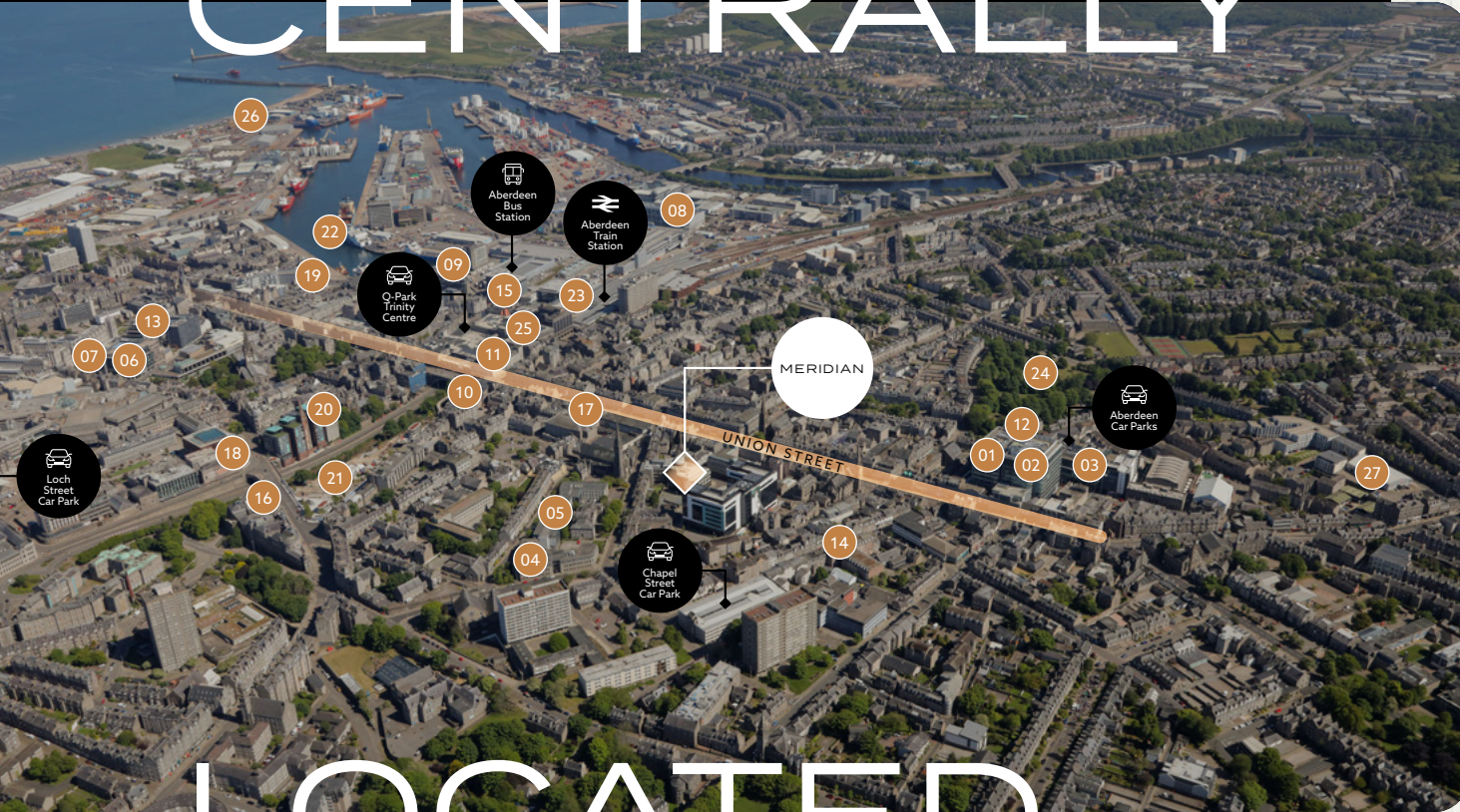
FULLY REFURBISHED

**Space available
from 4,608 sq ft
to 39,613 sq ft**

Following an extensive refurbishment Meridian provides outstanding contemporary office suites in a landmark building.



CENTRALLY



Meridian is prominently located in the heart of Aberdeen city centre.

With visibility from Union Street, the building offers both a strong profile and a wide selection of amenities on its doorstep. Its central location offers convenient access to all forms of public transport with bus services running along Union Street and Aberdeen bus and train stations both within a short walk. The surrounding area is also home to numerous well known organisations attracted by the first class transport, retail and leisure facilities that the area provides.



NEIGHBOURING OCCUPIERS

- 01 PwC / Kellas Midstream / Xodus / Omega / Ryden / RSM
- 02 Shell
- 03 Spirit Energy / Flotation Energy
- 04 Dana Petroleum
- 05 Care Inspectorate / Proactis HM Court Services
- 06 NSTA / KPMG / Burness Paull / RBS / EY / GB Energy / NHS / Aberdeen Journals / Spaces / CBRE / Wallace Whittle / NSMP
- 07 Aberdeen City Council
- 08 EnQuest / 360 Energy / Bumi Armada / OEUK
- 09 CNR



HOTELS

- 10 Mercure Aberdeen Caledonian
- 11 Travelodge
- 12 Park Inn
- 13 Residence Inn by Marriott
- 14 Holiday Inn Express
- 15 Leonardo Hotel



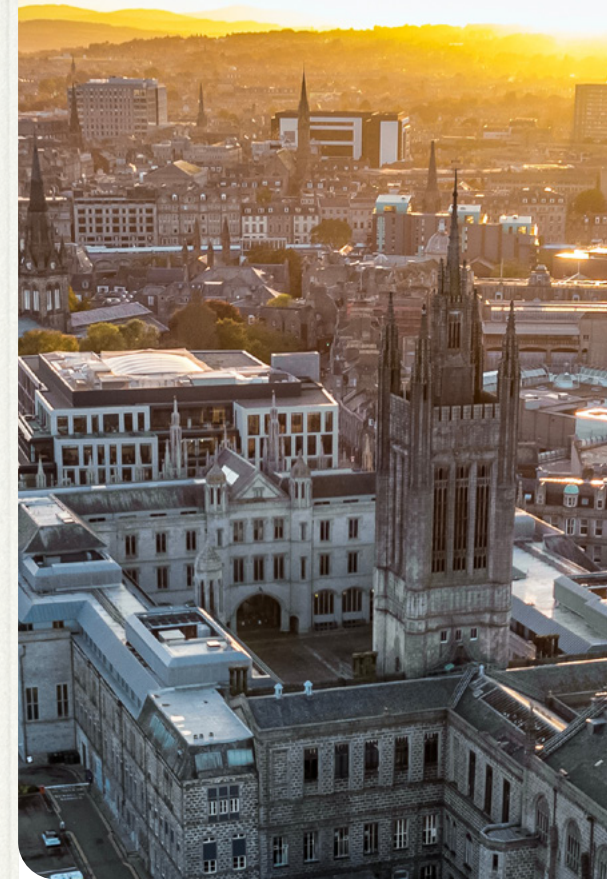
LEISURE

- 16 His Majesty's Theatre
- 17 Music Hall
- 18 Aberdeen Art Gallery
- 19 PureGym
- 20 The Belmont Cinema
- 21 Union Terrace Gardens
- 22 Aberdeen Harbour
- 23 Union Square
- 24 Bon Accord Terrace Gardens
- 25 Trinity Centre
- 26 Aberdeen Beach Front
- 27 Nuffield Health Fitness & Wellbeing Gym



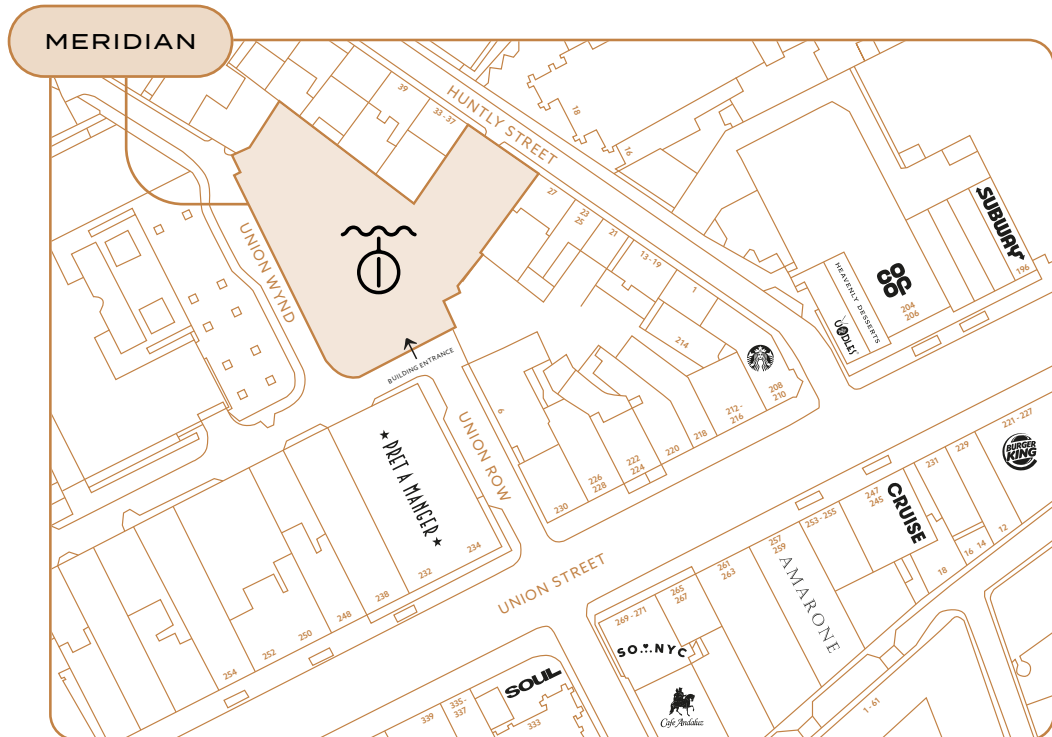
DRIVE TIMES

Aberdeen Airport	20 Minutes
Dundee	1 Hours 15 Minutes
Inverness	2 Hours 40 Minutes
Edinburgh	2 Hours 40 Minutes
Glasgow	3 Hours 15 Minutes



A wide-angle photograph of a Gothic Revival church, likely St. George's Cathedral in Sydney. In the foreground on the left, a large, ornate statue of a man in historical attire stands on a pedestal. The church features a tall, square tower with multiple spires and a large, pointed steeple. The architecture is made of light-colored stone with intricate carvings. The sky is blue with scattered white clouds. The word "MERIDIAN" is visible in the top right corner of the image.

Whether it's restaurants, bars, coffee shops or convenience shopping, it's all on offer when you step out the door. Retail and leisure provision is excellent with nearby shopping centres featuring a host of well-known brands and high street names.





A SENSE OF ARRIVAL

The comprehensively upgraded and refurbished entrance at Meridian delivers an impressive sense of arrival. On entering the building the manned reception area with its feature wall, state of the art lighting and contemporary furniture creates a welcoming ambience.





FEATURES & SPECIFICATION



Flexible open plan
office suites



Double height
reception/
atrium area



Carpeted raised
access flooring



Metal suspended
ceiling incorporating
LED lighting



New heating and
cooling system



2 x 8 person
passenger lifts



High quality male/
female and
accessible toilets



Modern shower
facilities





FULLY FITTED SUITES AVAILABLE

Each floor benefits from a modern refurbishment to create bright and attractive workspaces. Fully fitted suites are available.

*CGIs are for Indicative Purposes Only





SCHEDULE OF ACCOMMODATION



4th

5,143 sq ft

SUITE A

5,143 sq ft

SUITE B

LET

3rd

10,044 sq ft

SUITE A

5,334 sq ft

SUITE B

4,710 sq ft

2nd

10,125 sq ft

SUITE A

5,349 sq ft

SUITE B

4,776 sq ft

1st

9,693 sq ft

SUITE A

4,847 sq ft

SUITE B

4,846 sq ft

Grd

4,608 sq ft

SUITE A

LET

SUITE B

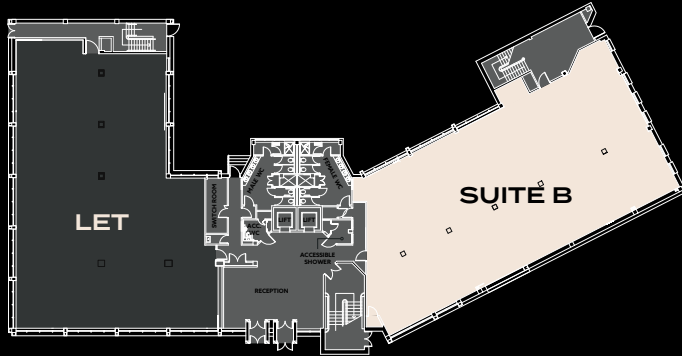
4,608 sq ft

TOTAL

39,613 sq ft

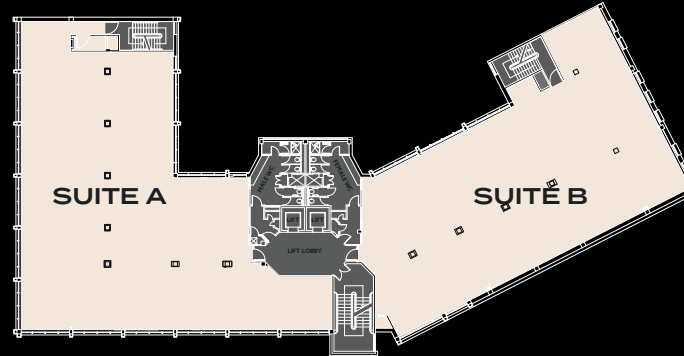
**GROUND FLOOR** 4,608 sq ft

Suite B: 4,608 sq ft / 6 Parking Spaces

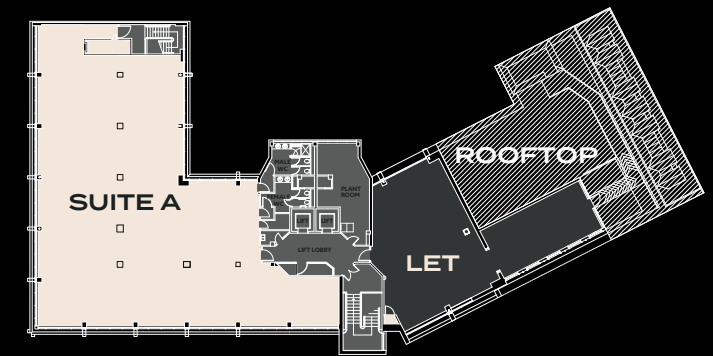
**SECOND FLOOR** 10,125 sq ft

Suite A: 5,349 sq ft / 7 Parking Spaces

Suite B: 4,776 sq ft / 6 Parking Spaces

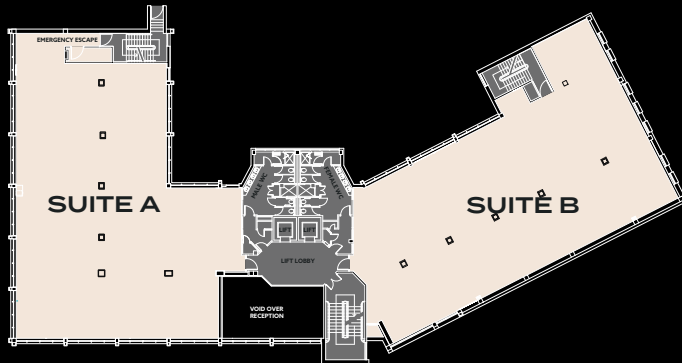
**FOURTH FLOOR** 5,143 sq ft

Suite A: 5,143 sq ft / 7 Parking Spaces

**FIRST FLOOR** 9,693 sq ft

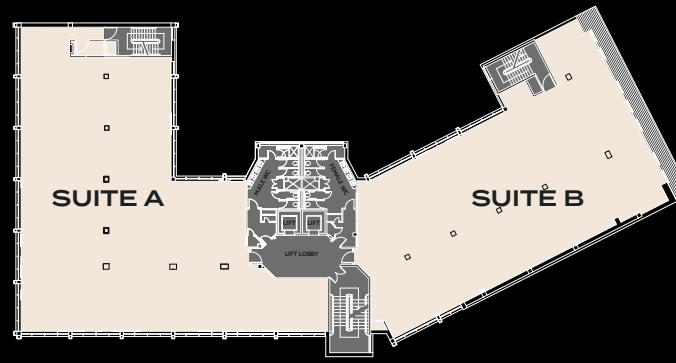
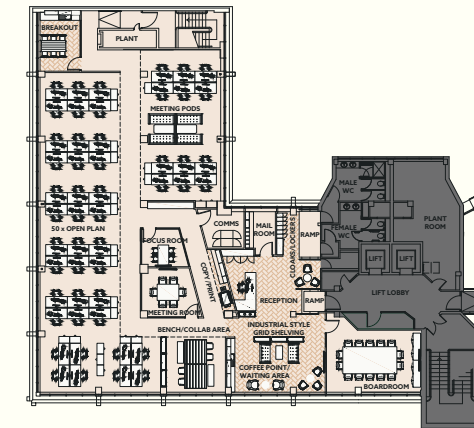
Suite A: 4,847 sq ft / 6 Parking Spaces

Suite B: 4,846 sq ft / 6 Parking Spaces

**THIRD FLOOR** 10,044 sq ft

Suite A: 5,334 sq ft / 7 Parking Spaces

Suite B: 4,710 sq ft / 6 Parking Spaces

**INDICATIVE SPACE PLAN****Fourth Floor
Suite A**5,143 sq ft
(477.8 sq m)

- 50 x Open Plan Desk
- 1 x 14 Person Boardroom
- 1 x 6 Person Meeting Room
- 1 x 4 Person Focus Room
- 1 x Copy/Print Area
- 1 x Collaboration Area
- 1 x Reception & Waiting Area
- 1 x Staff Kitchen/Breakout
- 1 x Comms Room

'Plug and Play' options may be available, subject to agreement of terms.

Provided by Space Solutions.



MERIDIAN

UNION ROW · ABERDEEN · AB10 1SA

Business Rates

Any occupier will be responsible for payment of local authority Business Rates. An indicative Rateable Value can be provided upon request.

EPC

The building has an EPC rating of 'B'.

Lease Terms

Flexible lease terms available.

VAT

All figures quoted are exclusive of VAT.

Service Charge

Common area repair, maintenance and servicing will be recharged by way of a service charge. A service charge budget can be provided upon request.

Legal Costs

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for any LBTT and Registration Dues.

Rent

£17.50 sq ft.

Further Information

For further information please contact the letting agents:



Ben Clark

ben.clark@savills.com
M: 07890 909 447
D: 01224 971 123

Dan Smith

dan.smith@savills.com
M: 07967 555 835
D: 01224 971 134

LANDED.
Real Estate

Derren McRae

derren@landed.realestate
M: 07515 069 600
D: 01224 455 500

David Gavan

david@landed.realestate
M: 07542 236 464
D: 01224 455 500



MARTLEY
CAPITAL GROUP

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