

# TO LET

be part of the  
heart of our city



## Burns Pavilion

at Union Terrace Gardens  
Aberdeen



## Location

The Burns Pavilion is located on Union Terrace adjacent to the Robert Burns statue and within close proximity to the Mercure Caledonian Hotel and Kirk view Café and Bistro.

## Description

The Burns Pavilion comprises a detached two storey building of steel frame construction incorporating glazed curtain walling and sedum roof.

Internally the pavilion has been finished to a high standard with Terrazzo flooring with integrated underfloor heating. An impressive 5 metre ceiling height creates a sense of space at ground floor. The ceiling has integrated lighting throughout. Toilets and storage are provided. Access to the pavilion is provided from Union Terrace and from the garden level. The pavilion incorporates a public 15 passenger lift providing accessible access to the gardens.

## Rent

On application.

## Rateable Value

The property will require to be assessed upon completion.

## Lease Terms

The premises are available to let on a Full Repairing and Insuring basis for a period to be agreed. Any lease will incorporate the provision for rent review.

## EPC

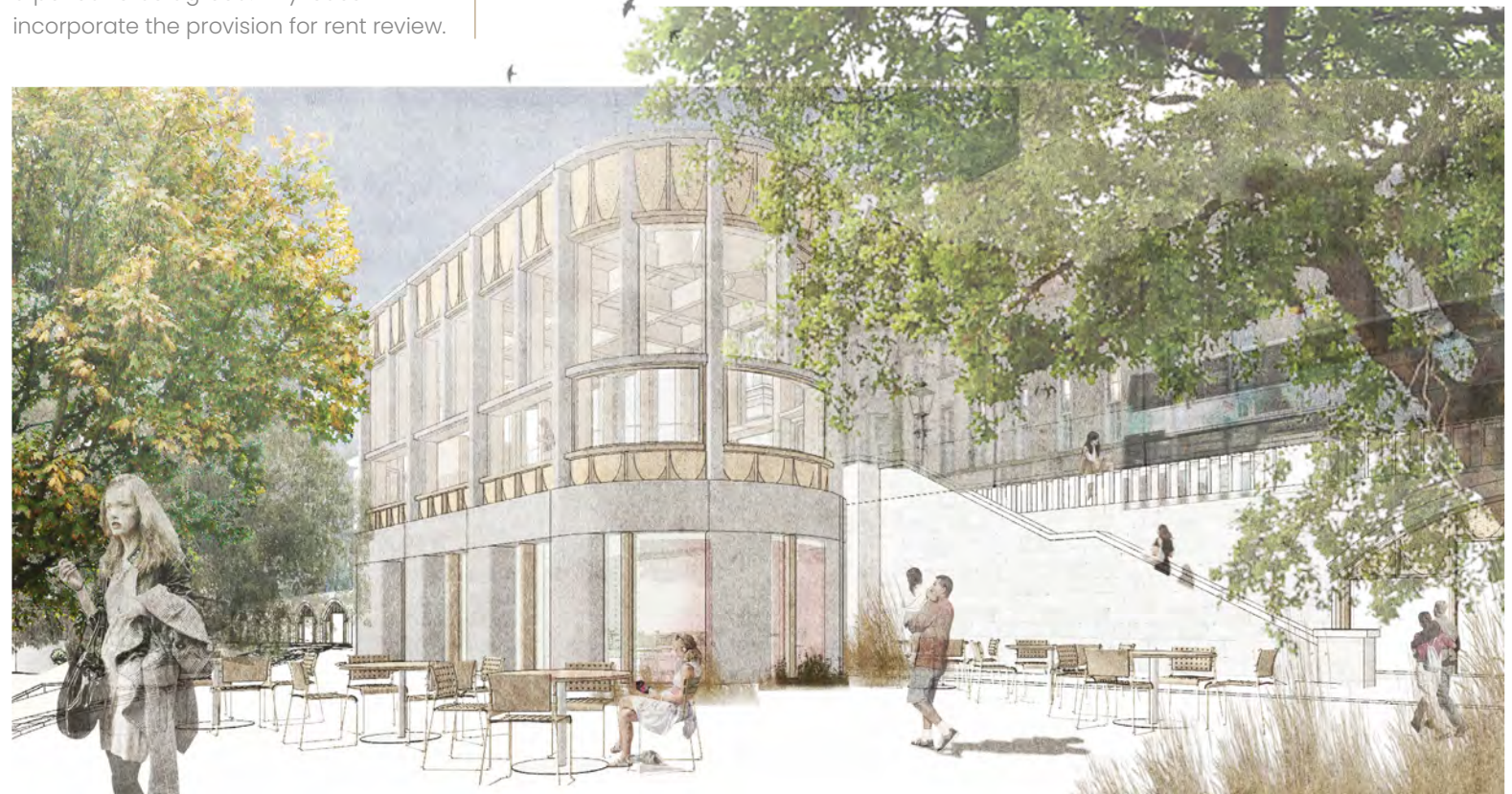
A copy of the EPC will be available from the letting agents upon completion.

## VAT

Any rent quoted is exclusive of VAT which will be payable.

## Legal Costs

Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.



## Closing Date

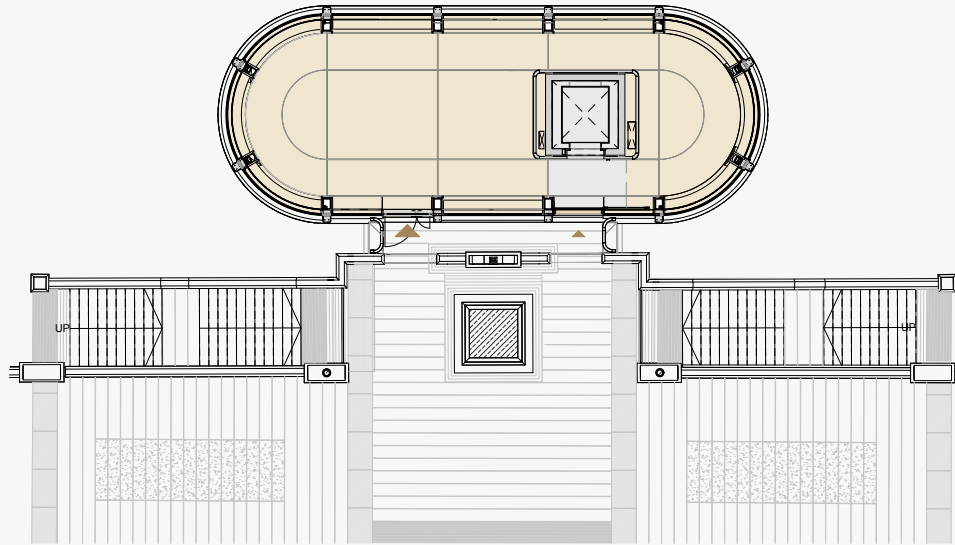
Interested parties should formally note interest with the Letting Agents by sending an email to the email addresses provided stating clearly in the subject heading Note of Interest – (Burns Pavilion) in order to be informed of any forthcoming closing date and the procedure for making an offer. Offers to be in Scottish Legal Format.

## Floor Areas

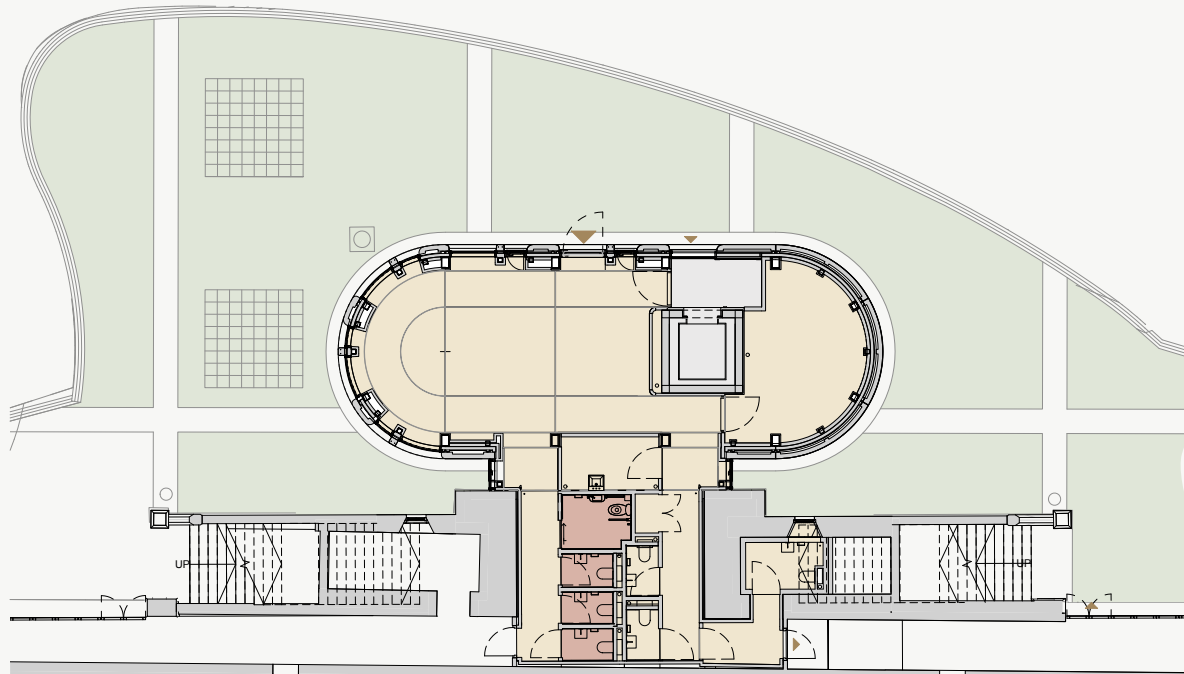
The property has an approximate gross internal floor area of:

Ground Floor	74.10 sq.m	798 sq.ft
Lower Ground Floor	130.25 sq.m	1,402 sq.ft
<b>Total</b>	<b>204.35 sq.m</b>	<b>2,200sq.ft</b>

*Plans are indicative only, not to scale.*



Ground Floor



Lower Ground Floor



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All enquiries to the sole letting agents.



**Richard Noble**  
t: 01224 597528  
e: richard.noble@fgburnett.co.uk

**Daniel Mitchell**  
t: 01224 597539  
e: daniel.mitchell@fgburnett.co.uk

On the instruction of



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