

To Let

Aberdeen Station

Catering and retail opportunities



**station
spaces**



CONTENTS

- 1 Introduction
- 2 Major Retail & Catering Opportunities
- 3 Retail Units Available - Detailed Information
- 4 The Facts That Make Aberdeen Perfect for Retailers
- 5 Summary





Aberdeen is served by the central city railway station which is the third busiest railway station after Glasgow and Edinburgh. The station fronts Union Square on Guild Street and also adjoins the Union Square shopping centre. The station concourse is now currently being redeveloped which will deliver a significant enhancement in the quality and variety of hospitality, retail and passenger facilities.

The newly created units offer great potential and will be attractive to large multiples that are seeking a prime city centre location.



The redeveloped station provides a modern and fully accessible transport hub for the city of Aberdeen.

- Enhancement of the quality & variety of station retail
- Relocation of existing ticket office and first class lounge to create additional high value retail areas
- Improved station entrance and connectivity with Union Square and the wider Aberdeen City Centre.
- Works to enhance the listed station building in partnership with the Railway Heritage Trust

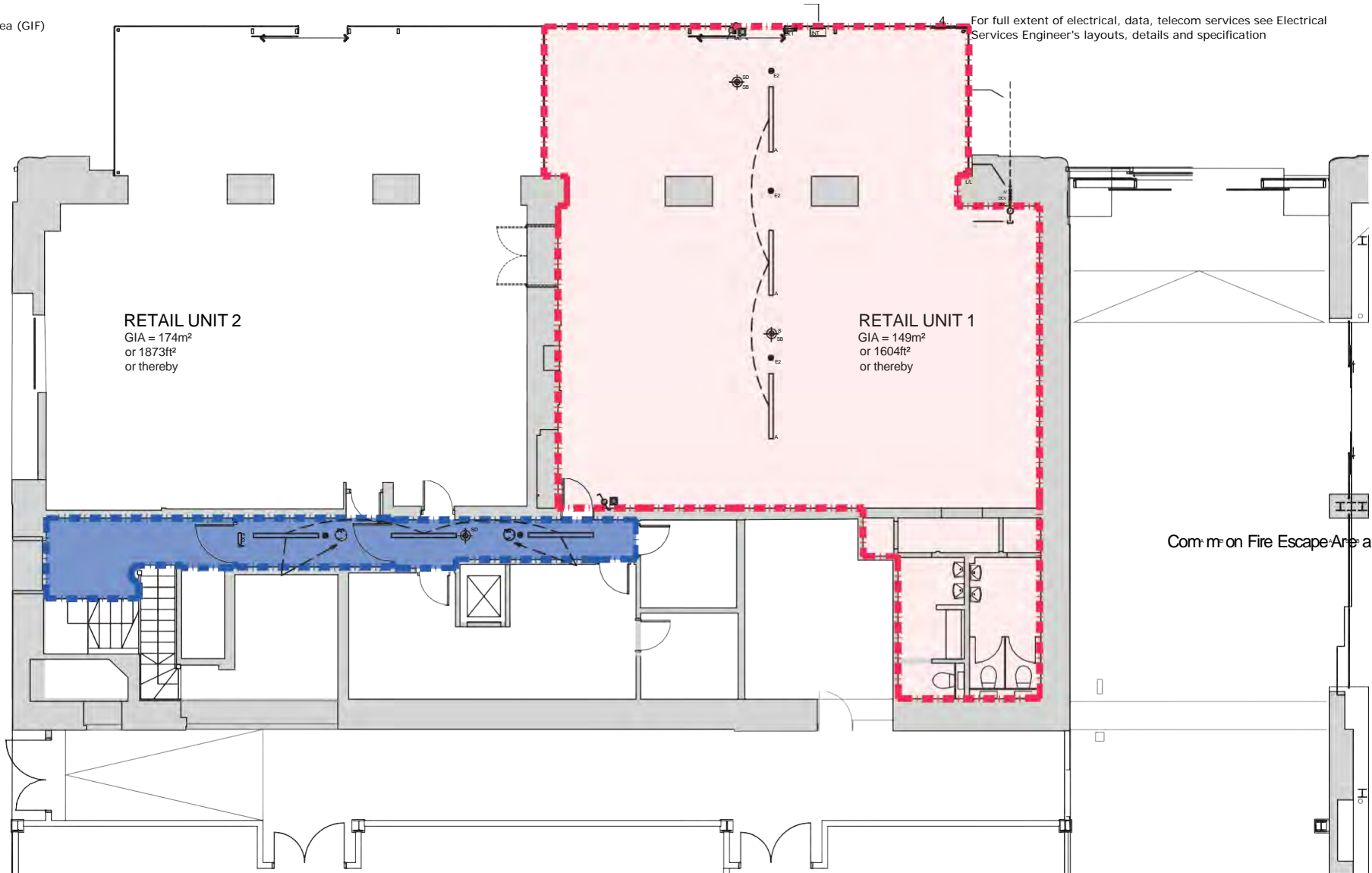




Drawing prepared from information taken from drawings by provided by Abellio ScotRail. Areas are based on drawings prior to strip out, without any further survey work being undertaken. GIF's, as stated below, are therefore calculated on that basis.

----- Outline of Gross Internal Floor Area (GIF)

Unit RU01



NOTES

1. Do not scale this drawing. Use figured dimensions only. All site dimensions and levels to be checked on site by contractor prior to ordering of material
2. For extent of structural downtakings and penetrations see Structural Engineer's drawings and specification
3. For extent of downtakings of existing services see Mechanical & Electrical Services Engineer's layouts, details and specification
4. For full extent of electrical, data, telecom services see Electrical Services Engineer's layouts, details and specification





Drawing prepared from information taken from drawings by provided by Abellio ScotRail. Areas are based on drawings prior to strip out, without any further survey work being undertaken. GIF's, as stated below, are therefore calculated on that basis.

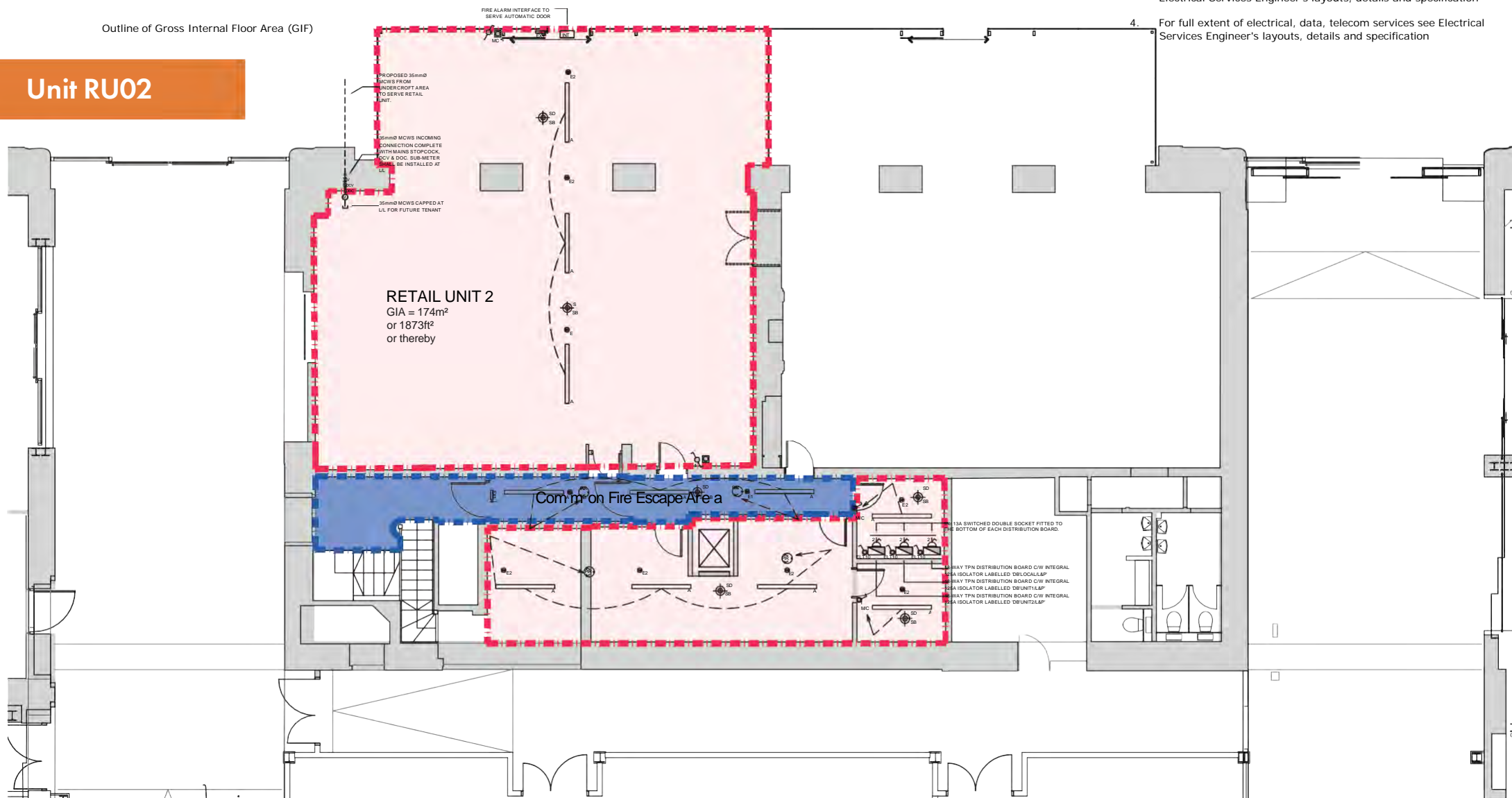
Outline of Gross Internal Floor Area (GIF)

Unit RU02

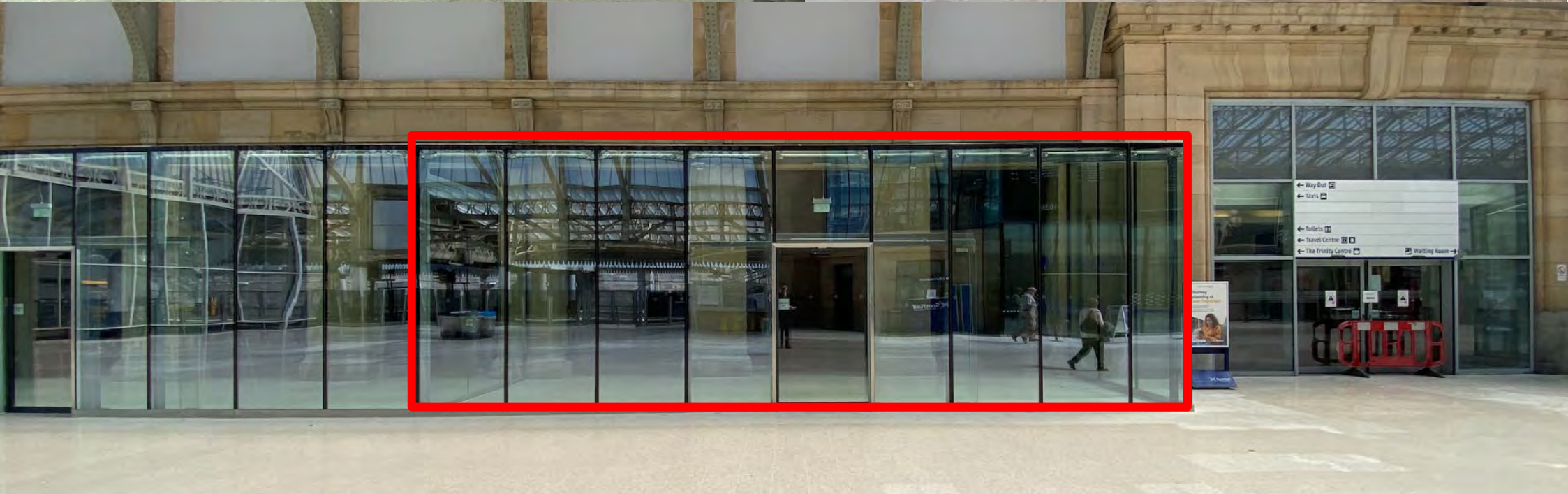
RETAIL UNIT 2
GIA = 174m²
or 1873ft²
or thereby

Common Fire Escape Area

1. Do not scale this drawing. Use figured dimensions only. All site dimensions and levels to be checked on site by contractor prior to ordering of material
2. For extent of structural downtakings and penetrations see Structural Engineer's drawings and specification
3. For extent of downtakings of existing services see Mechanical & Electrical Services Engineer's layouts, details and specification
4. For full extent of electrical, data, telecom services see Electrical Services Engineer's layouts, details and specification

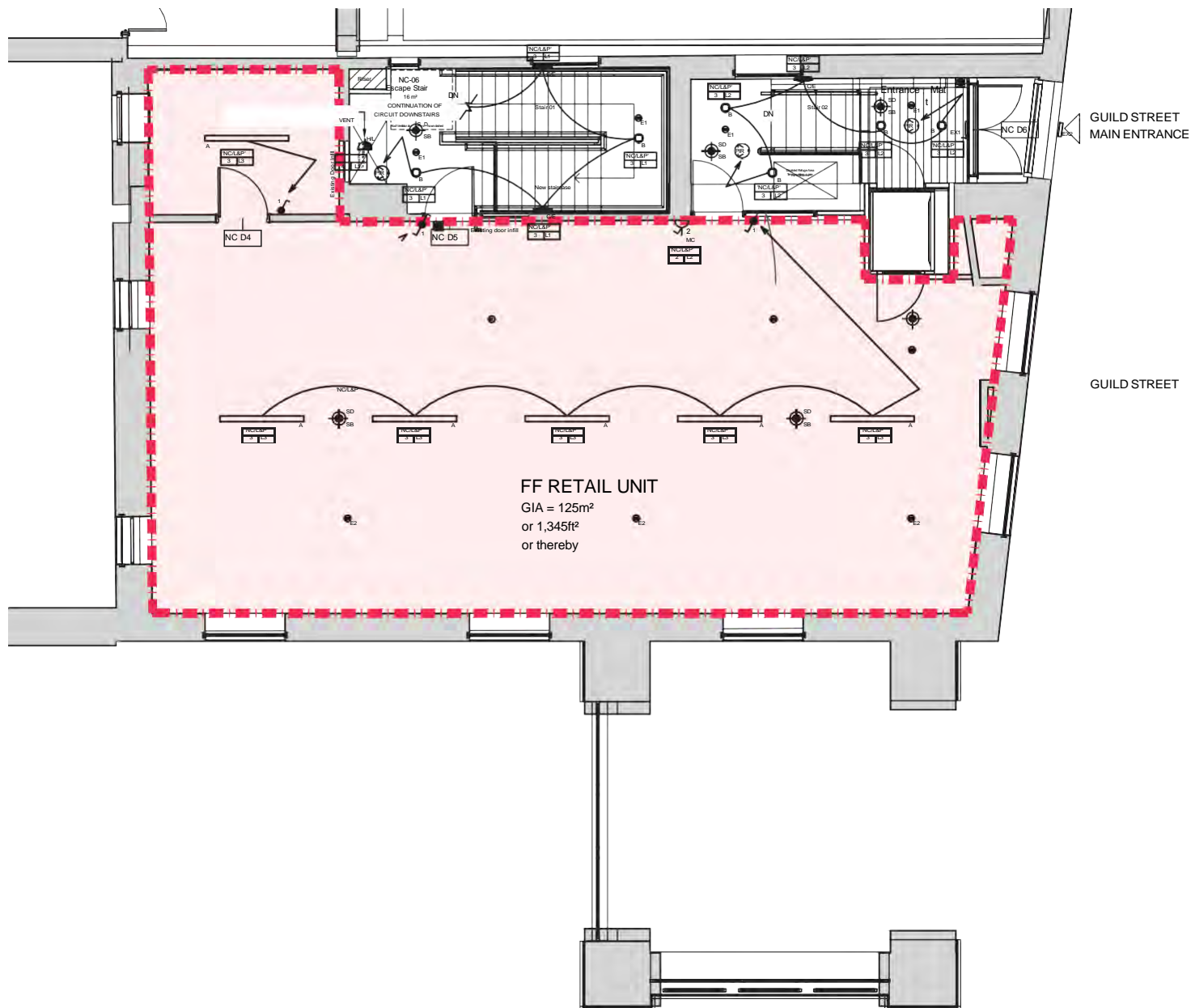


Unit RU02



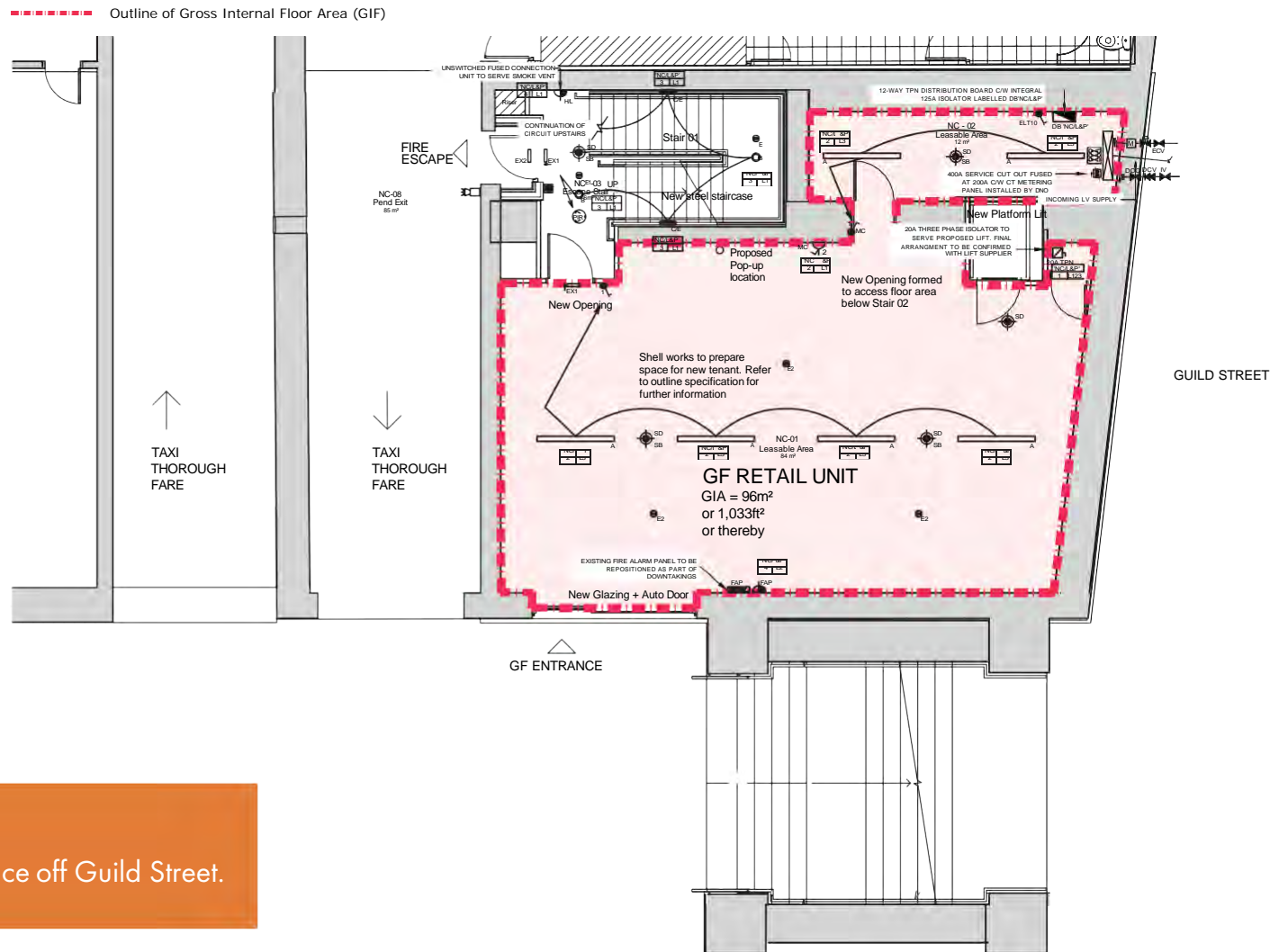


----- Outline of Gross Internal Floor Area (GIF)



Unit RU03FF
Two storey unit - First Floor

Drawing prepared from information taken from drawings by provided by Abellio ScotRail. Areas are based on drawings prior to strip out, without any further survey work being undertaken. GLF's, as stated below, are therefore calculated on that basis.



Unit RU03GF

Ground Floor with entrance off Guild Street.

Unit RU03FF
Two storey unit - First Floor



Unit RU03GF

Ground Floor with entrance off Guild Street.



THE FACTS THAT MAKE ABERDEEN STATION PERFECT FOR RETAILERS

As this selection of statistics shows, Aberdeen is prospering and this is feeding through to the retail industry.

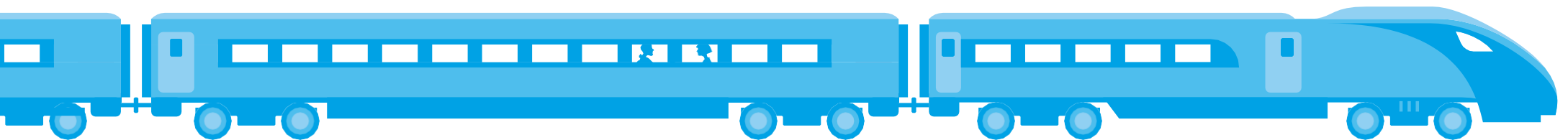
Aberdeen is the third largest city in Scotland.

Aberdeen Station

Aberdeen Station is the busiest station in Scotland north of the major cities of Glasgow and Edinburgh.

2.734
rail passengers per

033



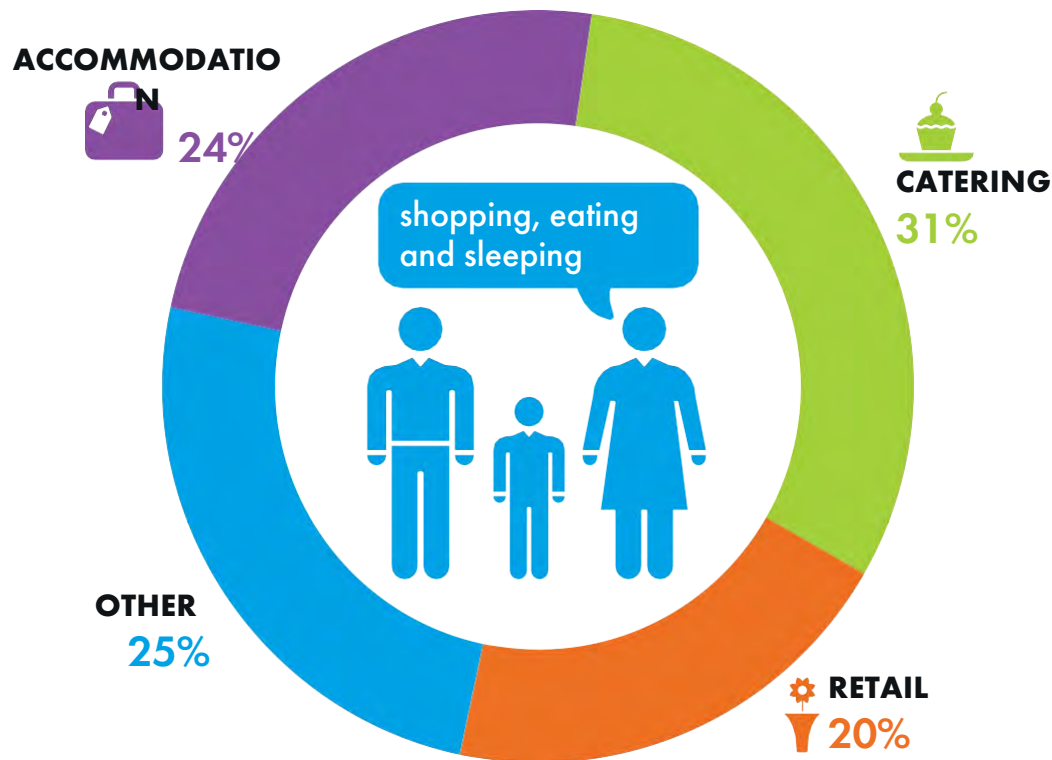
- Aberdeen is the centre of a UK industry that has, over 50 years, invested almost £500 billion in extracting oil & gas from the North Sea.
- Tourism Strategy to grow visitor spend in Aberdeenshire to £1 billion per year by 2023.



- **Aberdeen has repeatedly been rated safest city in the UK**
- Robert Gordon University boasts students from 132 countries and has 90,000 global alumni
- It is nicknamed 'The Granite City'
- Aberdeen is home to a record number of whiskey distilleries
- 75% of the world's subsea engineering capability based in Aberdeenshire

- University of Aberdeen has been named as **Scottish University of the Year** several times & is ranked in the top 160 globally
- Currently an **£10 billion plus investment pipeline** for the city region
- Aberdeen enjoys the highest density of private sector employment in all of Scotland.
- Over 50% of workforce educated to degree level
- **Over a quarter** of all Scotland's food & drink exports from Aberdeenshire
- Aberdeen Station - **£8 million redevelopment programme**





Tourism spend breakdown

Total tourism related expenditure:

£856,000,000

Total number of visitors:

1,300,000

(Aberdeen Tourism
& Visitor Plan 2019)

325,975

EXPECTED POPULATION IN
ABERDEENSHIRE BY THE YEAR 2035

(World Population Review)

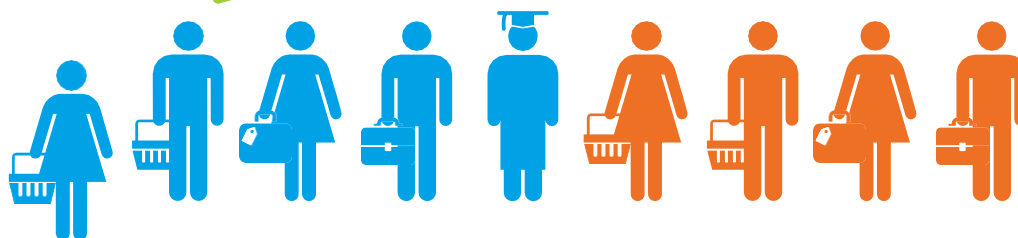
Aberdeen was named best location in the UK to start a business, boasting the best 5 year survival rate for new companies.

(WHICH 2021)

2021/35

25

population increase



7
minutes
to Aberdeen
International
Airport

2hr
minutes to Edinburgh
by train



Aberdeen is Scotland's third largest City & is known as Europe's oil & gas capital. It is a powerhouse of the Scottish Economy and a £354 million global technology hub for the energy sector. Aberdeen has a diverse, resilient and growing economy. Aberdeen Station is currently undergoing an £8 million redevelopment programme.

Aberdeenshire's 2021 Population

is now estimated at 260,780. By 2035 the population is forecast to be approx. 325,975 An increase of approx. 65,195.





**For further details relating to
this opportunity, please contact:**

stationspaces@scotrail.co.uk

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

**station
spaces**

