



Merchant Exchange

26-28 Exchange Street, Aberdeen, AB11 6PH

**Modern refurbished offices
at Merchant Exchange.
Prime central location with
flexible terms and strong
transport links.**

544 to 7,195 sq ft
(50.54 to 668.44 sq m)

- Modern refurbished office accommodation
- Modern open plan floorplates
- Secure garaged car parking
- Close proximity to Aberdeen railway station
- Secure door entry system
- Suits a wide range of occupiers
- Bright workspace with strong natural light
- Basement storage space available
- Central Aberdeen location

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Summary

Available Size	544 to 7,195 sq ft
Rent	£15 - £35 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Merchant Exchange offers bright, modern refurbished office space in the heart of Aberdeen. The building provides a contemporary feel that suits a wide range of occupiers, with DDA compliance, lift access, and shared facilities throughout.

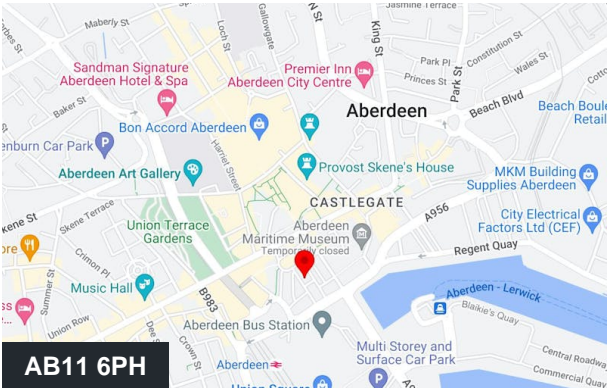
With on-site parking and additional spaces available at the nearby Carmelite Street car park, the property is highly convenient for staff and visitors alike. The space is available immediately on flexible lease terms, making it a great match for businesses wanting a stylish, well-connected city base that resonates with younger, modern teams.

Location

Located on Exchange Street, the property sits just moments from Union Square, giving occupiers easy access to its shops, cafés, and restaurants. The surrounding area is well connected by road and public transport, offering excellent convenience for commuters and clients across Aberdeen.

Accommodation

Name	sq ft	Rent	Availability
1st - 1A - A	544	£15 /sq ft	Available
1st - 1A - B	363	-	Let
1st - 1B	3,515	-	Let
2nd - 2A	2,271	£15 /sq ft	Available
2nd - 2B Suite 1	1,175	£15 /sq ft	Coming Soon
2nd - 2B Suite 2	1,250	£15 /sq ft	Available
3rd - 3B	3,130	£10 /sq ft	Available
Total	12,248		



Viewing & Further Information



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