



To Let

Prime Grade A office space at 2 Marischal Square, Aberdeen. Fully fitted, city centre location close to train station. Flexible terms.

- Grade A Office Space - Premium quality accommodation in multi-award-winning development.
- Fully Fitted & Furnished - Ready-to-occupy space.
- EPC A Rating & BREEAM Excellent - some of the highest sustainability credentials in Aberdeen.
- Secure underground car parking - 13 car spaces.
- Superb natural daylight with floor to ceiling glazing throughout.
- Attractive open views across Aberdeen city.

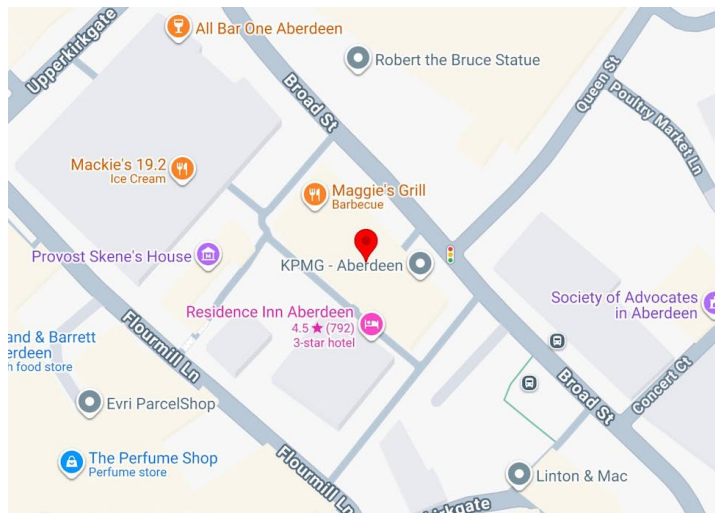
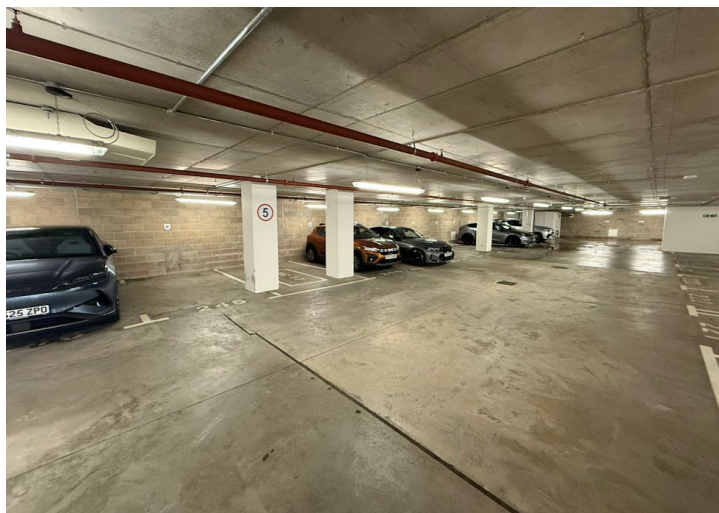
2MSq

2 Marischal Square, Broad Street, Aberdeen, AB10 1BL

9,509 sq ft

883.42 sq m

Reference: #327393



Description

2 Marischal Square is a prime Grade A office building in Aberdeen's city centre. This multi-award-winning building, completed in 2017, offers a superior specification designed for the modern occupier. The 3rd floor office space spans approximately 9,509 sq ft (883 sq m) of flexible, open-plan accommodation, allowing for bespoke fit-outs to meet diverse business needs. Key architectural features include large glazed frontages, providing abundant natural light and offering impressive views of the iconic Marischal College and the city beyond. The building boasts a 2.7m floor-to-ceiling height and is equipped with VRF Comfort Cooling for optimal climate control.

The property benefits from state-of-the-art building amenities, ensuring a highly functional and secure working environment. Occupiers have access to a staffed reception, advanced control and security systems, 24-hour access, and high-speed internet connectivity. The building is DDA compliant and provides shower facilities, dedicated bicycle storage, and efficient lift access to all floors, including the secure underground car park with 78 spaces allocated to 2 Marischal Square.

2 Marischal Square also holds among the highest sustainability credentials in Aberdeen, boasting an EPC A rating and a BREEAM Excellent certification. Its strategic position within the vibrant Marischal Square mixed-use development provides direct access to a wealth of on-site amenities, including a hotel, diverse restaurants, and cafes, creating a dynamic and convenient environment for employees and clients alike.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
3rd Floor	9,509	883.42	£30	£10.57	On Application	Available
Total	9,509	883.42	£30	£10.57		

Terms

The premises are held on a lease from 20th December 2019 until 19th December 2029. The suite is available by way of assignment, however consideration may be given to a flexible sub-lease. Further details available on request.



Location

Located in the vibrant heart of Aberdeen, 2 Marischal Square (2MSq) offers a prime commercial address within a multi-award-winning mixed-use development. This building benefits from its strategic central position on Broad Street and its juxtaposition of its modern, future proofed office design, nestled between the historic Provosts House and Marischal college.

The connectivity of 2 Marischal Square is a significant advantage. The development offers high levels of connectivity, with frequent bus services providing easy access throughout the city. Aberdeen's main train station is within walking distance, offering direct rail connections to major UK cities like Edinburgh and Glasgow. For national and international travel, Aberdeen International Airport (ABZ) is readily accessible via a short taxi ride or the Airlink 727 bus service, connecting the city centre directly to the airport. Secure underground parking, along with dedicated motorcycle and cycle spaces, further enhances accessibility for staff and clients.

2 Marischal Square is surrounded by a thriving business environment and an array of premium amenities. The development itself features a Residence Inn by Marriott hotel and a diverse selection of high-quality restaurants and café bars, including well-known establishments like All Bar One, Tony Macaroni, and Costa Coffee. Beyond the immediate square, occupiers benefit from proximity to major retail destinations such as Marks and Spencer, John Lewis, and the Bon Accord shopping centre. The area's unique character is defined by adjacency to the notable Marischal College – the second largest granite building in the world and a testament to Aberdeen's "Granite City" heritage. Adjacent to the historic Provost Skene's House museum and featuring impressive public realm spaces, including a prominent steel leopard sculpture by Andy Scott.

Viewings

Viewings are highly recommended and arranged by contacting the sole letting agents.

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