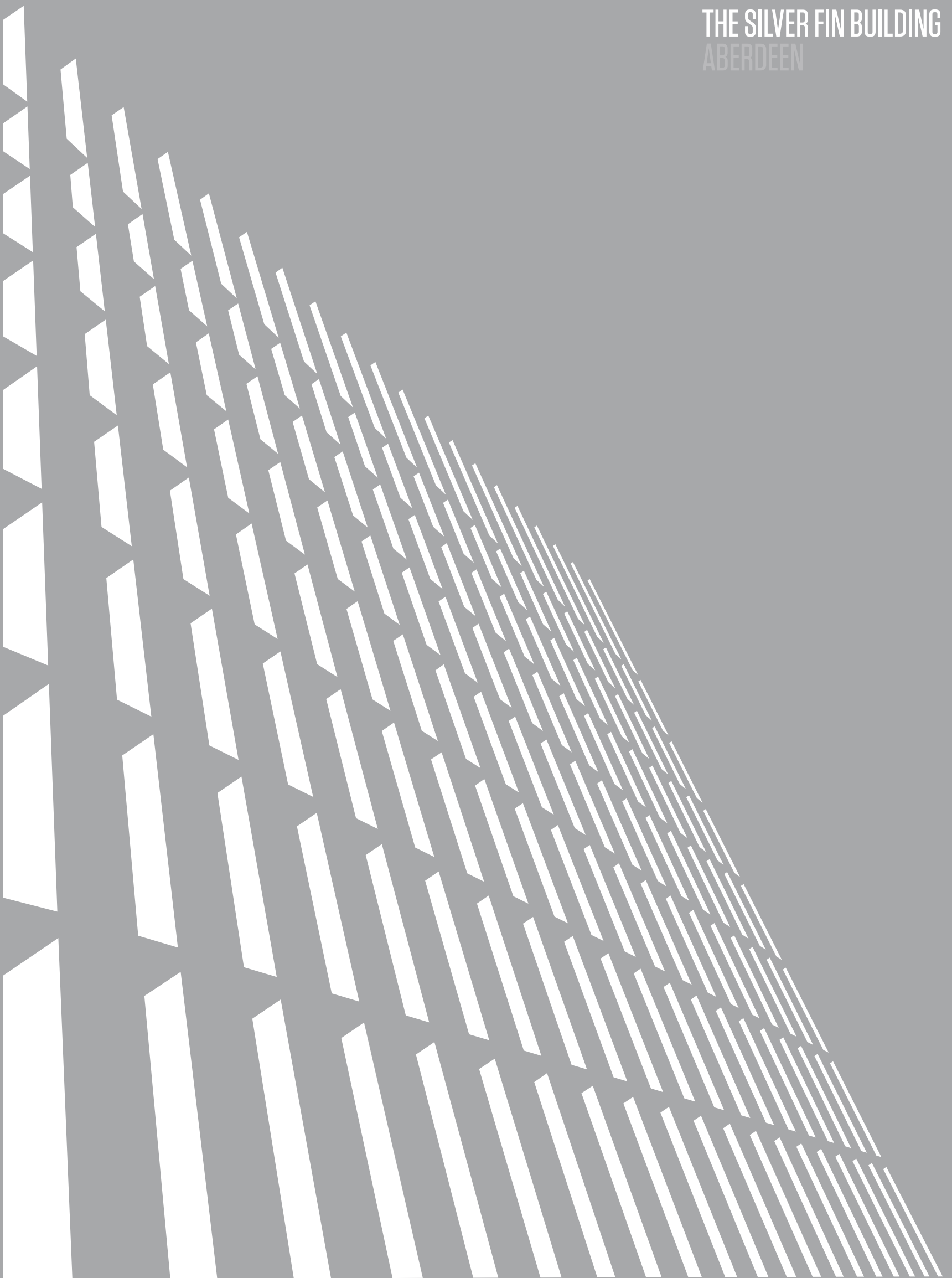


THE SILVER FIN BUILDING
ABERDEEN



**THE SILVER FIN BUILDING
IS AN EXEMPLAR NEW
DEVELOPMENT IN
ABERDEEN CITY CENTRE,
DESIGNED TO SET NEW
STANDARDS FOR GRADE 'A'
OFFICE ACCOMMODATION**

- THE SILVER FIN BUILDING STANDS AT THE GATEWAY BETWEEN THE CITY CENTRE AND ALBYN PLACE, THE CITY'S PRIME OFFICE ADDRESS
- 132,611 SQ FT NET INTERNAL AREA OF HIGHLY SUSTAINABLE GRADE 'A' OFFICE ACCOMMODATION
- DESIGNED TO BE DELIVERED WITH A MARKET-LEADING ENERGY PERFORMANCE RATING 'A'
- NINE FLOORS OF EXCEPTIONAL OPEN PLAN OFFICE SPACE
- FLOORPLATES RANGING FROM 12,669 – 17,136 SQ FT
- FIVE 17 PERSON PASSENGER LIFTS
- 140 UNDERGROUND CAR PARKING SPACES
- DRAMATIC FOUR-STOREY RECEPTION HALL
- INNOVATIVE OFFSET CORE DESIGN OFFERS UNBROKEN SIGHT LINES ACROSS EVERY FLOOR
- UNRIVALLED VIEWS ACROSS ABERDEEN CITY CENTRE AND BEYOND

A POWERFUL NEW PRESENCE ARISES IN ABERDEEN



A MAJESTIC FOUR STOREY ATRIUM WITHIN THE BUILDING RECEPTION

BEHIND A NEW CONTEMPORARY SCOTTISH
GRANITE FAÇADE LIES AN EXPANSIVE
ENTRANCE LOBBY, WITH A FOUR STOREY
ATRIUM PROVIDING VIEWS UP TO THE OFFICE
TOWER ABOVE.



ABERDEEN'S LEADING BUSINESS LOUNGE

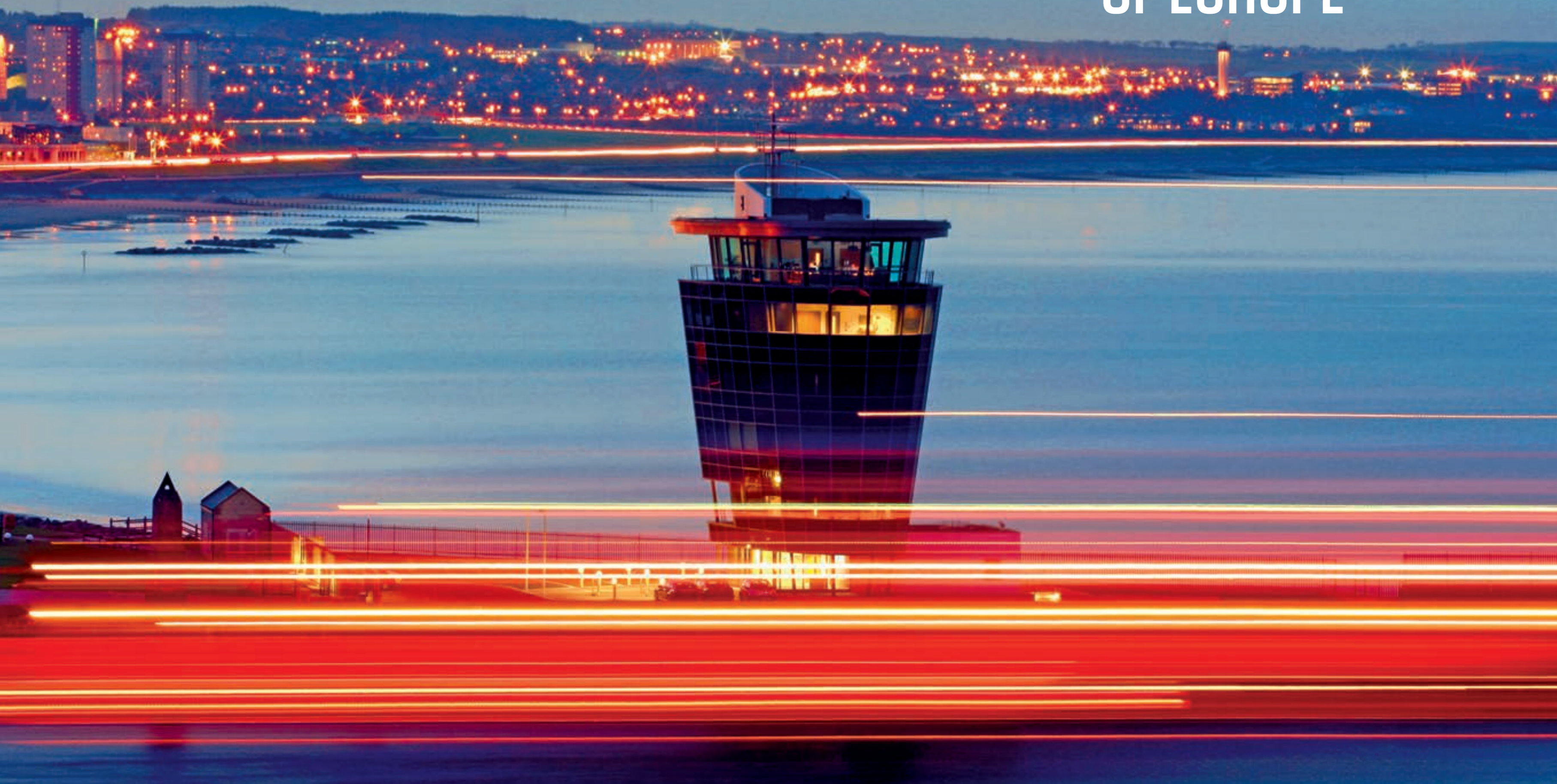


THE ENTRANCE LOBBY WILL INCORPORATE ABERDEEN'S PREMIER 'BUSINESS LOUNGE' FOR ALL OCCUPIERS AND THEIR GUESTS WITH WI-FI ACCESS, INFORMAL MEETING AREAS AND REFRESHMENT FACILITIES.

CENTREPIECE OF THE NEW UNION STREET OFFICE ZONE



ABERDEEN, THE ENERGY CAPITAL OF EUROPE

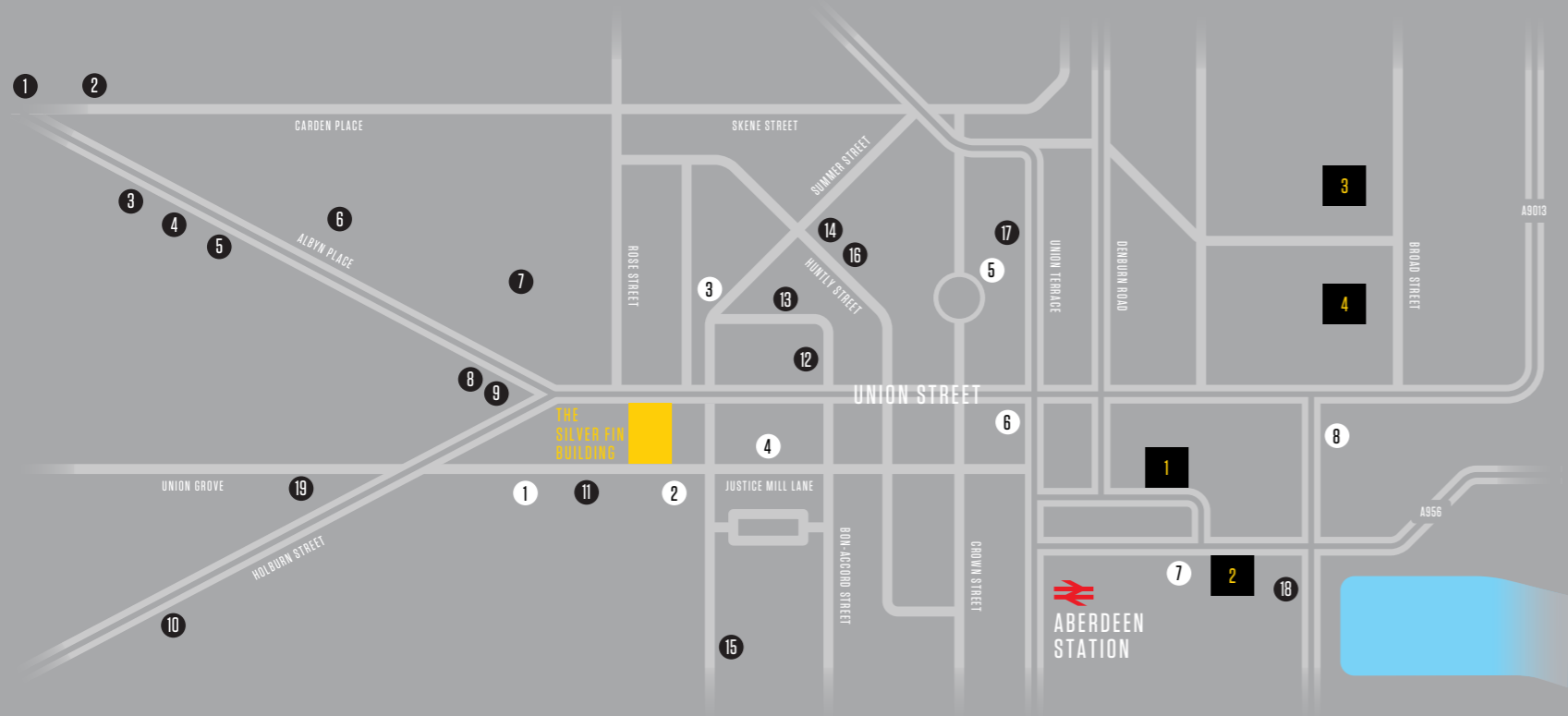


UNION STREET, THE HEART OF ABERDEEN

THE SILVER FIN BUILDING WILL SET A NEW STANDARD FOR PRIME OFFICE DEVELOPMENT IN ABERDEEN AND HAS BEEN DESIGNED TO PROVIDE THE PERFECT HEADQUARTERS FOR LEADING ENERGY OR PROFESSIONAL SERVICES COMPANIES ACROSS INDIVIDUAL OR MULTIPLE FLOORS.



AN UNRIVALLED LOCATION



OCCUPIERS

- 1. HSBC
- 2. ERNST & YOUNG
- 3. KPMG
- 4. PwC
- 5. BG GROUP
- 6. ADDAX PETROLEUM
- 7. SIMMONS
- 8. BANK OF SCOTLAND
- 9. ROYAL BANK OF SCOTLAND
- 10. TALISMAN SINOPEC

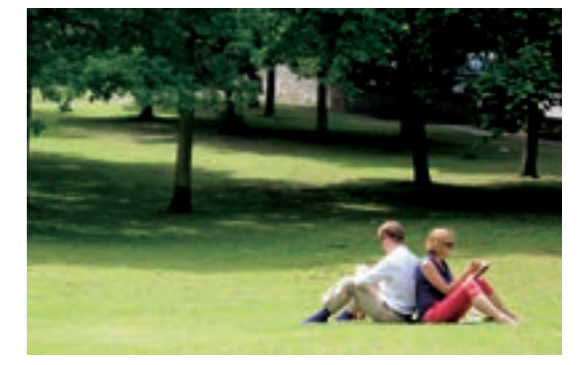
- 11. CENTRICA/WOOD GROUP PSN
- 12. WOOD GROUP KENNY
- 13. DELOITTE
- 14. DANA PETROLEUM
- 15. SENERGY
- 16. XODUS
- 17. LLOYDS REGISTER OF SHIPPING
- 18. CNR
- 19. BRODIES

SHOPPING CENTRES

- 1. TRINITY CENTRE
- 2. UNION SQUARE SHOPPING
- 3. BON ACCORD SHOPPING CENTRE
- 4. ST NICHOLAS SHOPPING CENTRE

HOTELS

- 1. TRAVEL LODGE
- 2. PARK INN
- 3. HOLIDAY INN
- 4. BAUHAUS HOTEL
- 5. CALEDONIAN THISTLE HOTEL
- 6. TRAVEL LODGE
- 7. JURYS INN
- 8. DOUGLAS HOTEL



THE NEW UNION STREET OFFICE ZONE IS ALREADY HOME TO CENTRICA ENERGY AND WOOD GROUP LOCATED IN THE IQ BUILDING, AND IS OPTIMALLY SITUATED WITHIN EASY WALKING DISTANCE OF THE WEST END OFFICE DISTRICT, TOGETHER WITH ALL OTHER CITY CENTRE AMENITIES.





CONFIDENCE, SCALE AND VITALITY

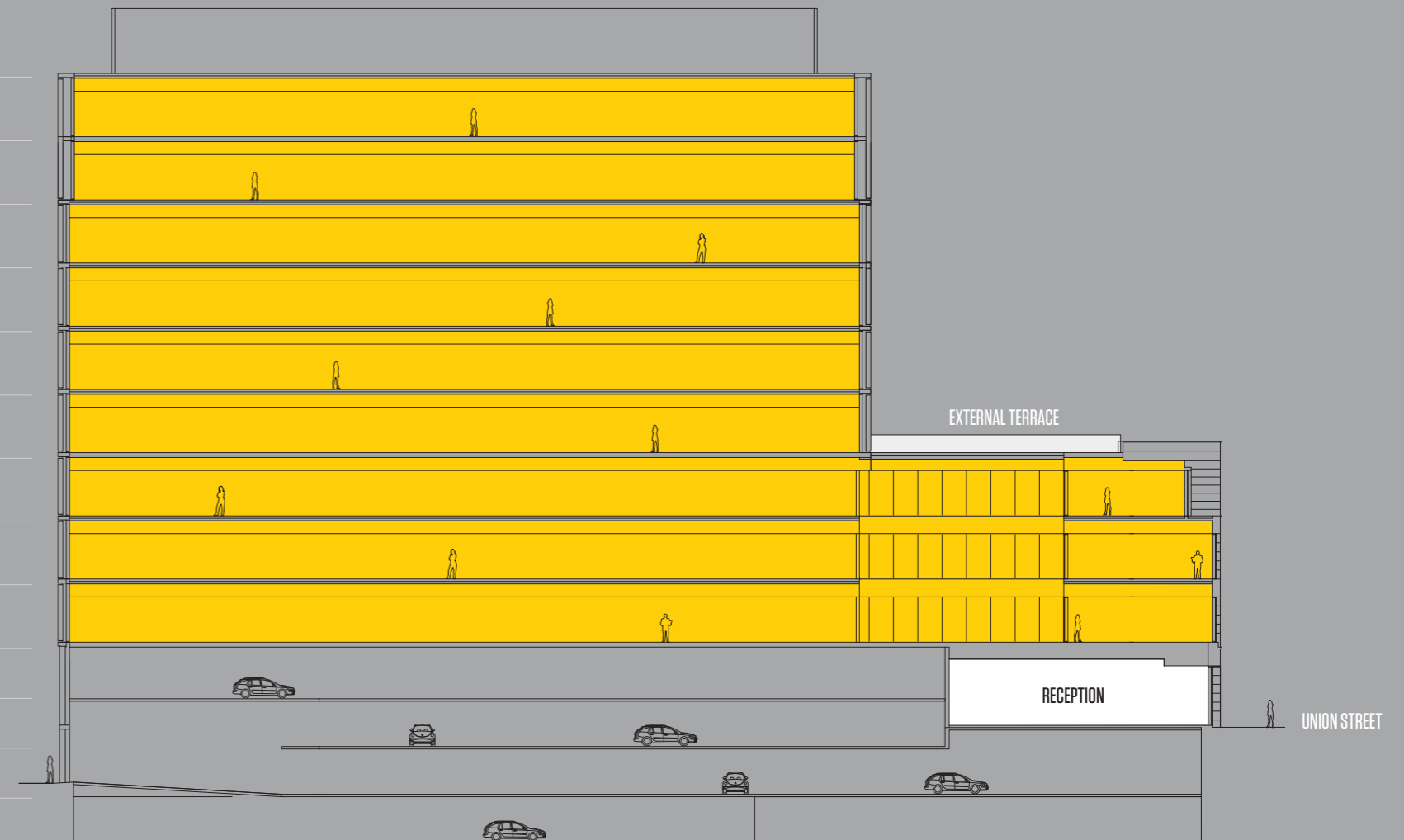


**ABERDEEN'S PREMIER
FLOORPLATE WITH
THE FINEST VIEWS
ACROSS THE CITY**

A RANGE OF EXPANSIVE OPEN PLAN FLOORPLATES

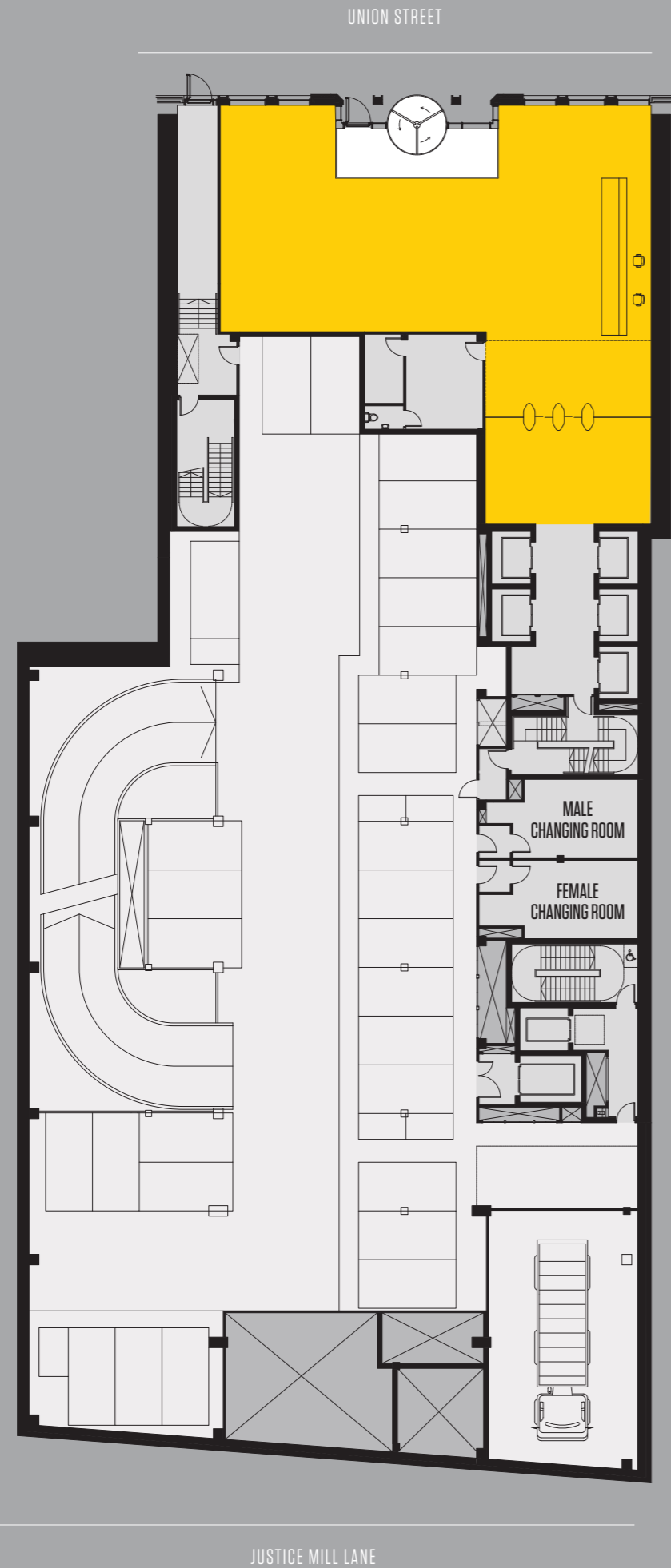
SCHEDULE OF AREAS

	SQ FT	SQ M
NINTH FLOOR	12,669	1,177
EIGHTH FLOOR	12,669	1,177
SEVENTH FLOOR	13,003	1,208
SIXTH FLOOR	13,003	1,208
FIFTH FLOOR	13,003	1,208
FOURTH FLOOR	13,003	1,208
THIRD FLOOR	16,824	1,563
SECOND FLOOR	17,136	1,592
FIRST FLOOR	17,136	1,592
MEZZANINE	0	0
GROUND FLOOR	3,875	360
LOWER GROUND (STORAGE)	291	27
BASEMENT	0	0
TOTAL	132,611	12,320



GROUND FLOOR 3,875 SQ FT / 360 SQ M

TYPICAL LOWER FLOORS 1-3 (SECOND FLOOR SHOWN) 17,136 SQ FT / 1,592 SQ M

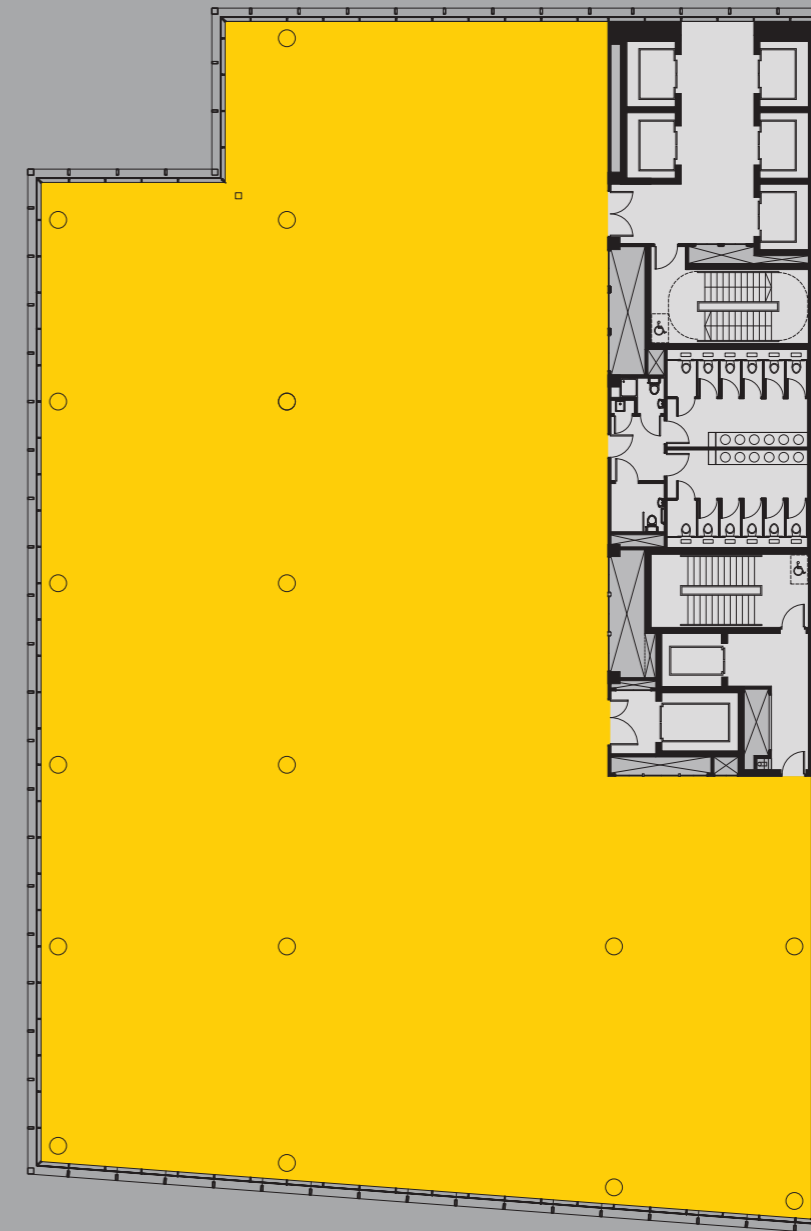
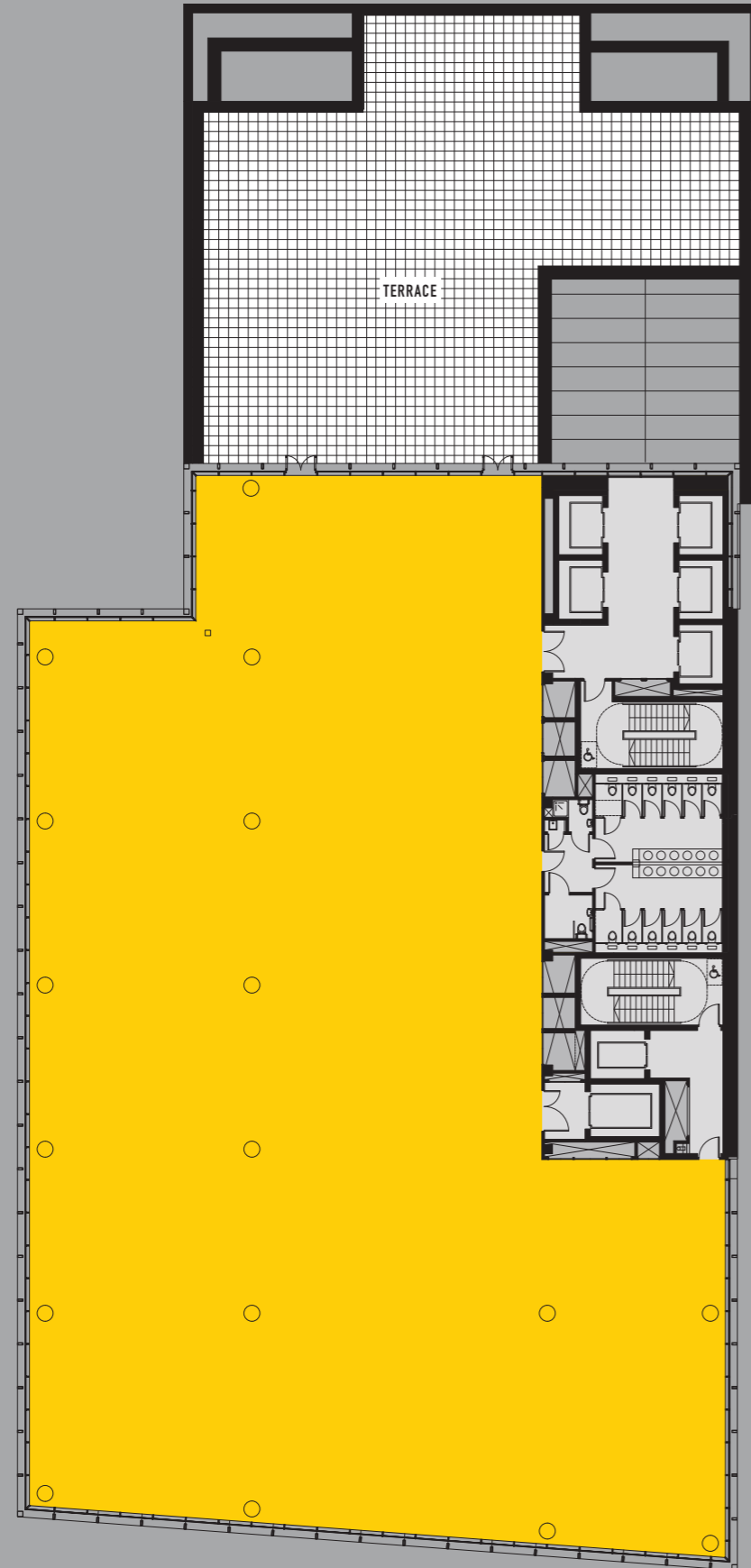


Not to scale. For identification purposes only

- RECEPTION
- CAR PARK
- PLANT
- COMMON

FLOOR 4 13,003 SQ FT / 1,208 SQ M

UPPER FLOORS 5-7 (FIFTH FLOOR SHOWN) 13,003 SQ FT / 1,208 SQ M



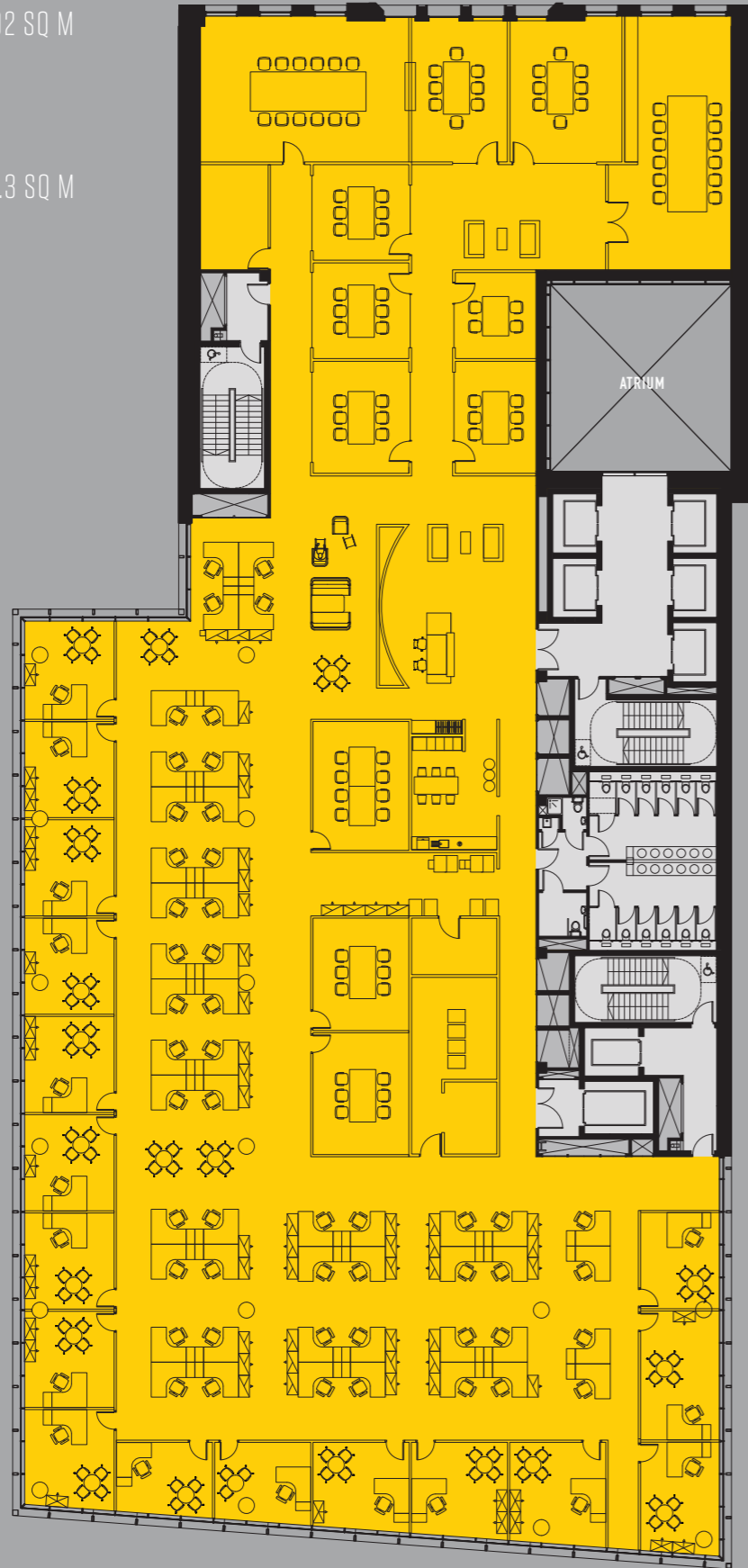
Not to scale. For identification purposes only

OFFICE
PLANT
COMMON

CELLULAR SPACE PLANNING

CELLULAR

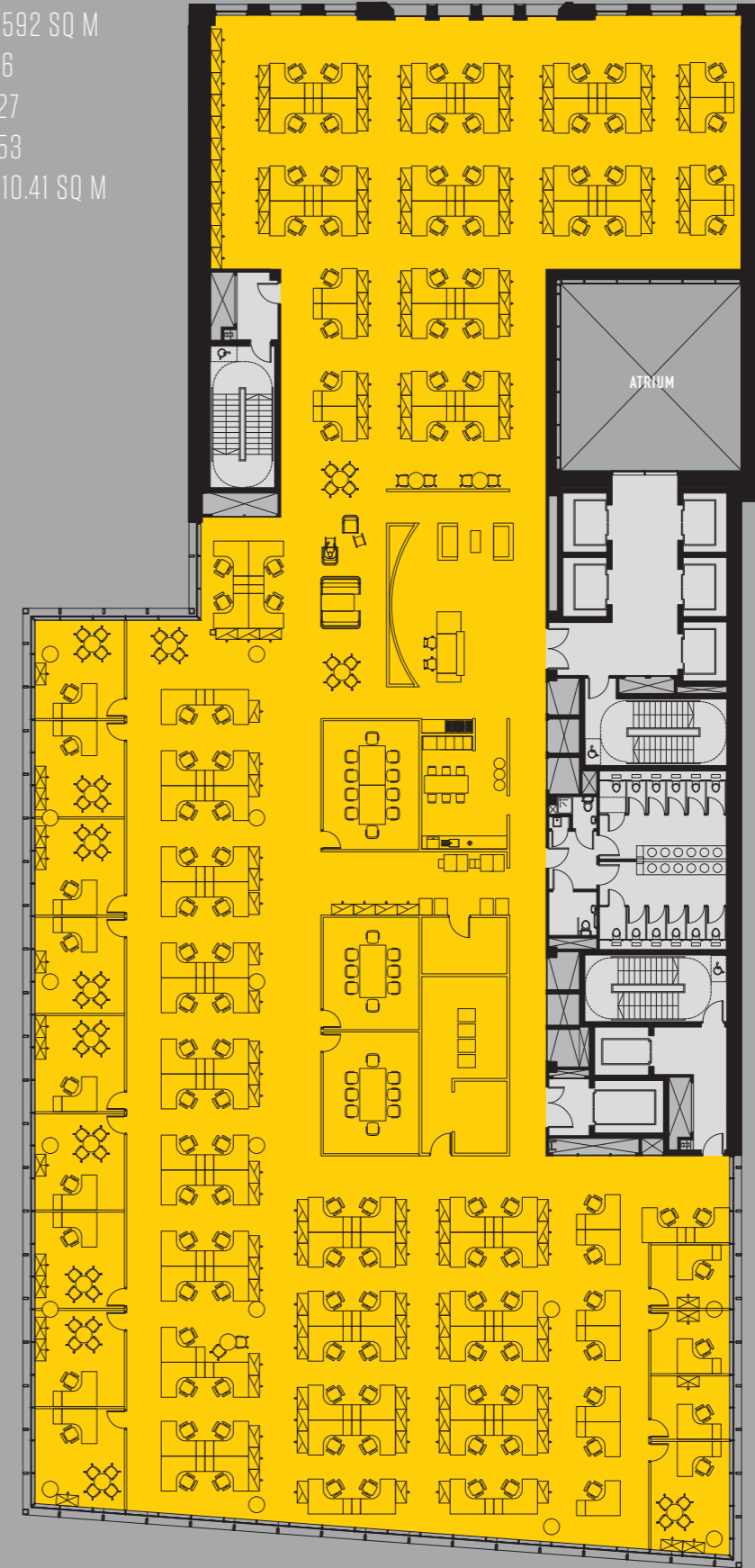
AREA	1,592 SQ M
HEAD COUNT MEETING	88
HEAD COUNT OFFICE	67
TOTAL HEAD COUNT	155
OCCUPANCY DENSITY	1:10.3 SQ M



OPEN PLAN SPACE PLANNING

OPEN PLAN

AREA	1,592 SQ M
HEAD COUNT MEETING	26
HEAD COUNT OFFICE	127
TOTAL HEAD COUNT	153
OCCUPANCY DENSITY	1:10.41 SQ M



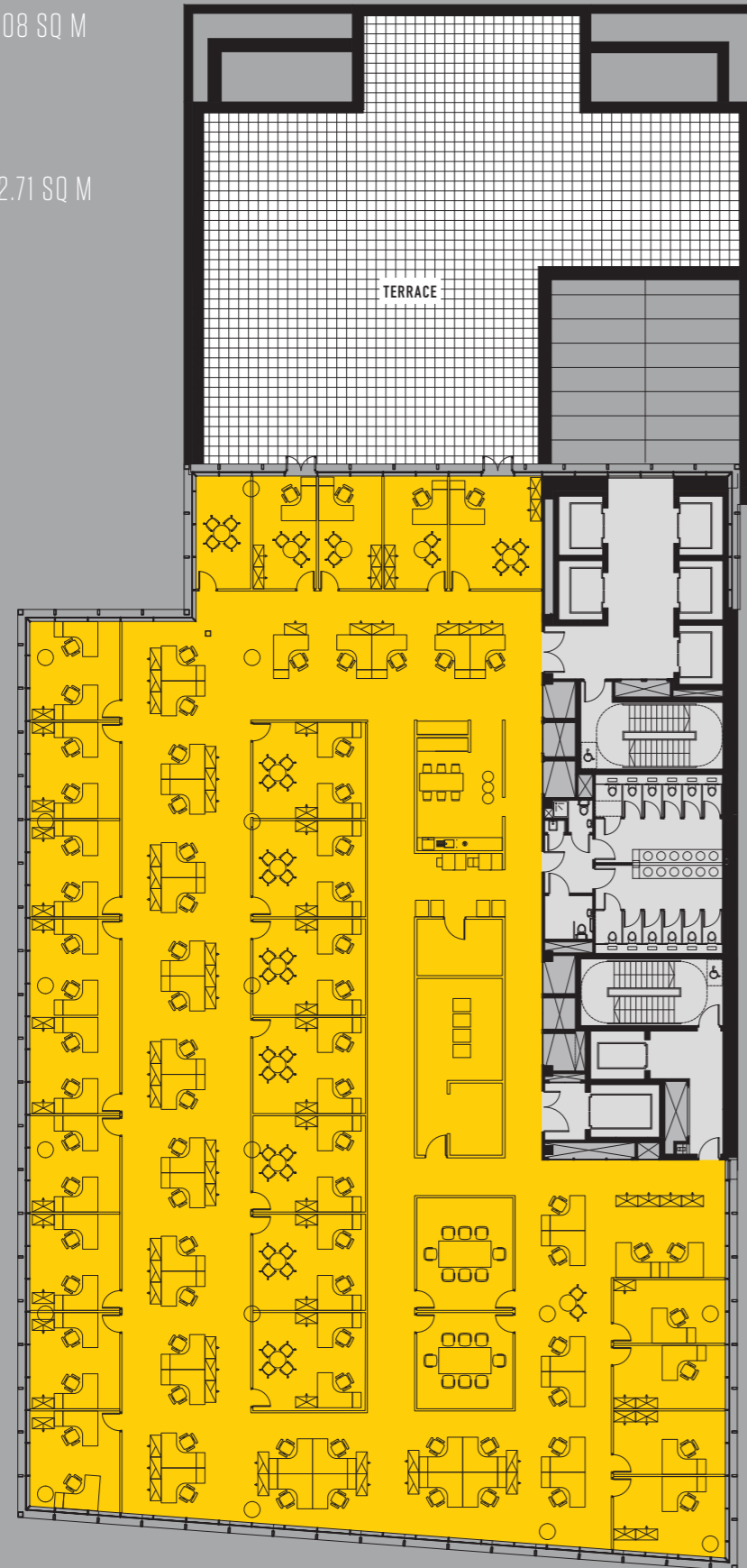
Not to scale. For identification purposes only

OFFICE
PLANT
COMMON

CELLULAR SPACE PLANNING

CELLULAR

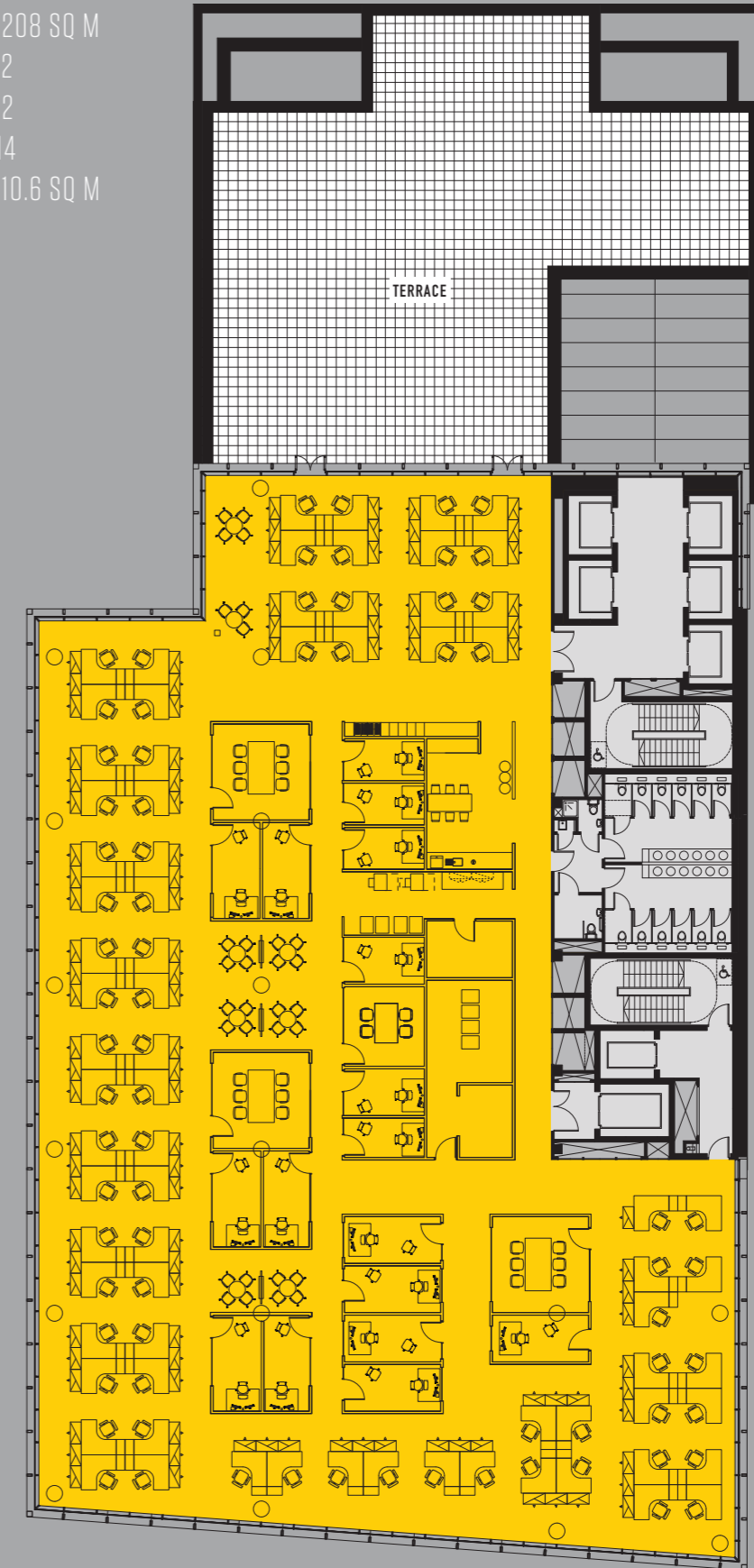
AREA	1,208 SQ M
HEAD COUNT MEETING	16
HEAD COUNT OFFICE	79
TOTAL HEAD COUNT	95
OCCUPANCY DENSITY	1:12.71 SQ M



OPEN PLAN SPACE PLANNING

OPEN PLAN

AREA	1,208 SQ M
HEAD COUNT MEETING	22
HEAD COUNT OFFICE	92
TOTAL HEAD COUNT	114
OCCUPANCY DENSITY	1:10.6 SQ M



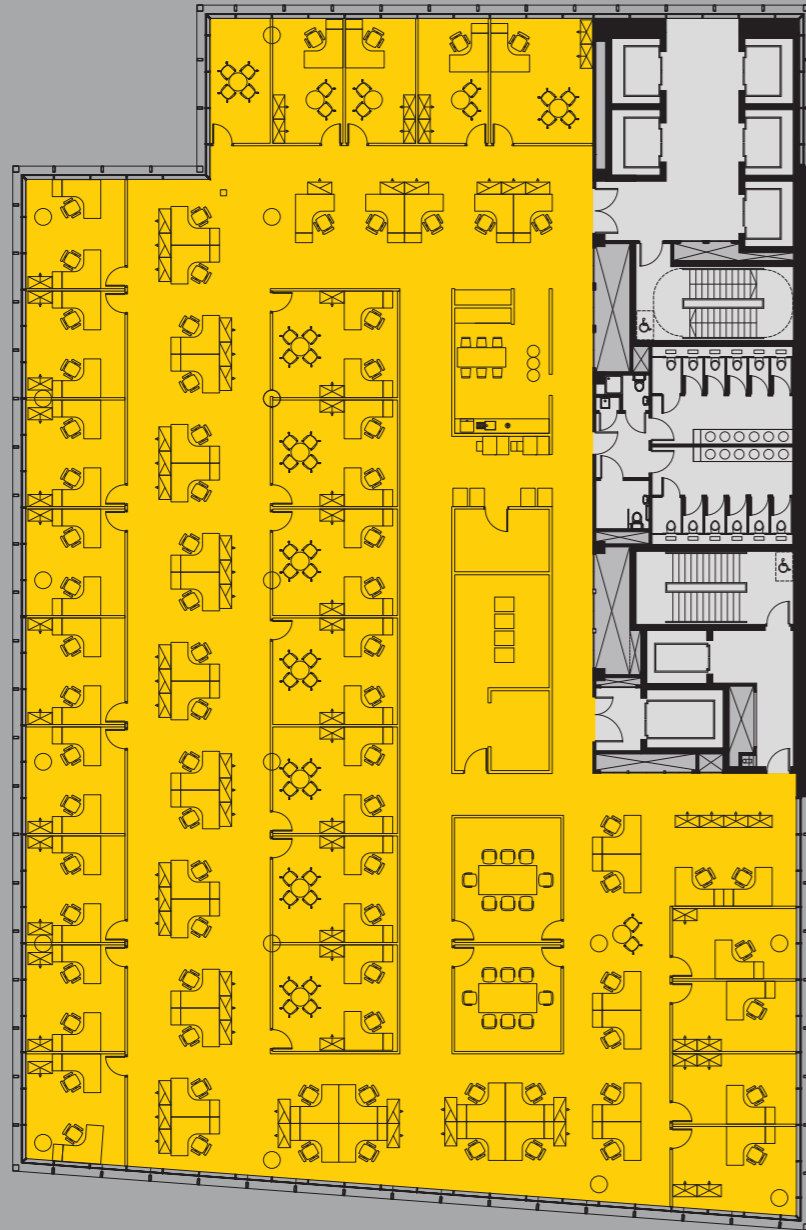
Not to scale. For identification purposes only

■ OFFICE
■ PLANT
■ COMMON

CELLULAR SPACE PLANNING

CELLULAR

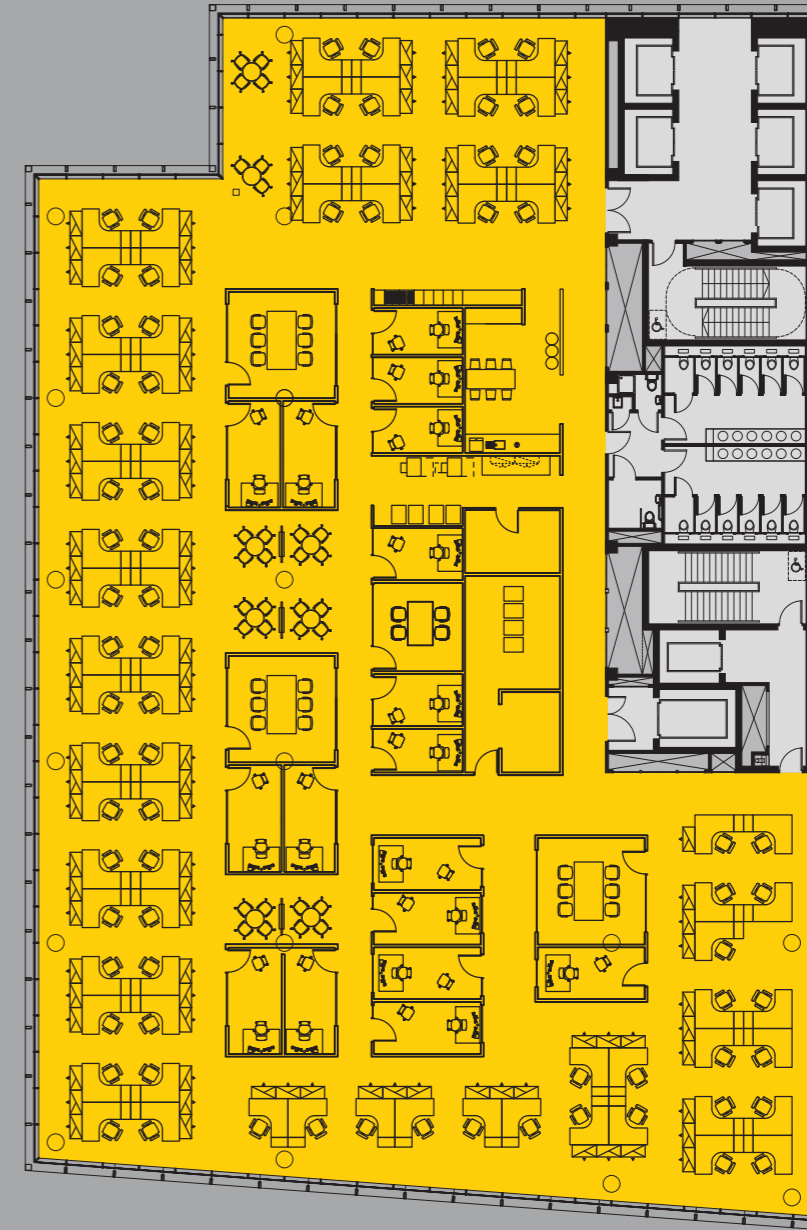
AREA	1,208 SQ M
HEAD COUNT MEETING	16
HEAD COUNT OFFICE	79
TOTAL HEAD COUNT	95
OCCUPANCY DENSITY	1:12.71 SQ M



OPEN PLAN SPACE PLANNING

OPEN PLAN

AREA	1,208 SQ M
HEAD COUNT MEETING	22
HEAD COUNT OFFICE	92
TOTAL HEAD COUNT	114
OCCUPANCY DENSITY	1:10.6 SQ M



Not to scale. For identification purposes only

OFFICE
PLANT
COMMON

FIRST CLASS SPECIFICATION AND SUSTAINABILITY

GENERAL BUILDING SPECIFICATION

- EXEMPLAR GRADE A OFFICE DEVELOPMENT EXTENDING TO 132,611 SQ FT ARRANGED OVER NINE OCCUPIED FLOORS
- FEATURE RECEPTION HALL WITH FOUR STOREY ATRIUM
- FIVE 17-PERSON HIGH SPEED PASSENGER LIFTS SERVING ALL OCCUPIED FLOORS
- DEDICATED GOODS LIFT AND FIRE FIGHTING LIFT
- DEDICATED OFF-STREET LOADING BAY FOR DELIVERIES AND WASTE COLLECTION
- 2.8M CLEAR FLOOR TO CEILING HEIGHT ON ALL OFFICE FLOORS
- 1.5 METRE INTERNAL SPACE PLANNING GRID
- 150MM OVERALL FULL RAISED ACCESS FLOORING THROUGHOUT
- METAL PERFORATED SUSPENDED CEILINGS
- OCCUPIER TERRACE FACILITIES AT FOURTH FLOOR LEVEL
- ENERGY EFFICIENT VRF HEATING AND COOLING
- ENERGY EFFICIENT LED LIGHTING THROUGHOUT THE BUILDING
- MECHANICAL VENTILATION
- HIGH QUALITY MALE / FEMALE TOILET AND SHOWER FACILITIES ON EACH FLOOR
- SECURE BASEMENT PARKING FOR 140 CARS INCLUDING SEVEN DISABLED SPACES
- GENEROUS CAR PARKING
- 19 MOTORCYCLE PARKING SPACES
- 54 CYCLE SPACES AND ASSOCIATED CHANGING / SHOWERING FACILITIES
- D43 SPRINKLER SYSTEM THROUGHOUT TO PERMIT PHASED EVACUATION
- BUILDING MANAGEMENT SUITE
- DESIGNED TO ACHIEVE ENERGY PERFORMANCE RATING 'A'
- DESIGNED TO ACHIEVE BREEAM RATING 'VERY GOOD'

ENERGY PERFORMANCE RATING

A

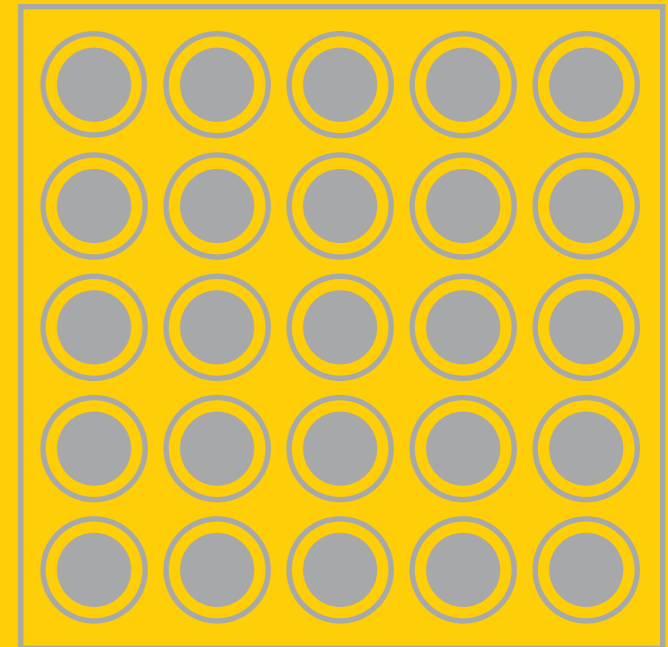


54 BICYCLE SPACES



ENERGY EFFICIENT VRF COMFORT COOLING SYSTEM

LED LIGHTING THROUGHOUT



ANTICIPATED BREEAM 'VERY GOOD'



A DEVELOPMENT BY

TITAN
INVESTORS

www.titaninvestors.co.uk

ALL ENQUIRIES

FG Burnett
Tel: 01224 572661

CBRE
01224 219000

PROPERTY MISDESCRIPTIONS ACT 1991 The particulars contained in this brochure are believed to be correct but cannot be guaranteed. Computer generated images are representative of the proposed quality of the final finishes and should be used as a guide only. All liability and negligence or otherwise for any loss arising from the use of the particulars hereby is excluded. The accommodation is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. All distances are approximate. Designed and produced by Sutton Young, November 2014 (SY051020).