

THE SILVER FIN BUILDING





## A POWERFUL NEW PRESENCE ARRIVES IN ABERDEEN

- The Silver Fin Building is situated in Aberdeen's newly established prime office pitch
- 132,446 sq ft of highly sustainable 'Grade A' office accommodation
- Delivered with a market-leading energy performance rating 'A'
- Nine floors of exceptional open plan office space
- Floorplates available from 12,722 sq ft – 17,067 sq ft
- Floors can be sub-divided with suites available from 3,153 sq ft to 9,073 sq ft
- Smaller suites available from Orega Business Centres on levels 1 and 2
- Ground floor business lounge provides relaxed seating and informal meeting areas with wi-fi and coffee facilities
- Five 17 person passenger lifts and a dedicated goods lift
- 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 MAJESTIC FOUR STOREY ATRIUM SOARS ABOVE THE 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.



THE SILVER FIN BUILDING

1 Orega  
2 Orega  
3

4  
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6

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9



## ABERDEEN'S LEADING BUSINESS LOUNGE

The entrance lobby incorporates Aberdeen's premier 'business lounge' for all occupiers and their guests with wi-fi access, informal meeting areas and refreshment facilities.

## THE CENTREPIECE OF THE NEW UNION STREET OFFICE ZONE

The Silver Fin Building sets a new standard for prime office development in Aberdeen and has been designed to provide market leading, highly sustainable office space, across individual or multiple floors. In addition each floor is capable of sub-division to allow all size requirements from 3,153 sq ft to be accommodated.





UNION TERRACE GARDENS

UNION STREET

TRAIN STATION

ABERDEEN HARBOUR

BON ACCORD  
TERRACE GARDENS

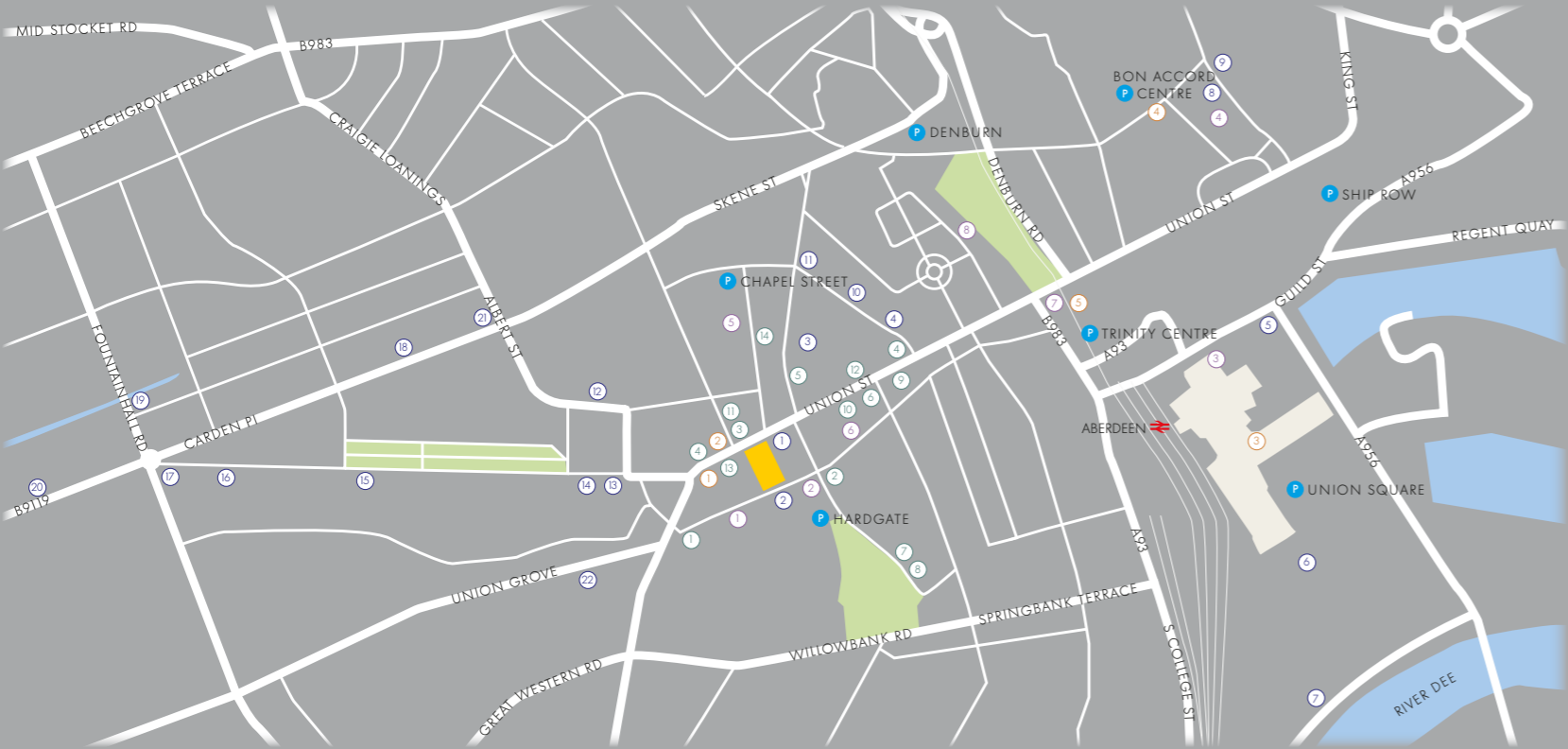
BON ACCORD CENTRE

BUS STATION

UNION SQUARE

# AN UNRIVALLED LOCATION

The new Union Street office zone is already home to Centrica, Wood Group, PWC and Chrysaor, and is optimally situated within easy walking distance of the West End office district, together with all other city centre amenities.



OCCUPIERS

- 1 CHRYSAOR, PwC, MACLAY MURRAY & SPENS
- 2 CENTRICA, WOOD GROUP
- 3 BURNES PAULL, STANDARD LIFE ABERDEEN, DELOITTE, BARCLAYS
- 4 ABI
- 5 CNR
- 6 ENQUEST
- 7 PD & MS
- 8 MARISCHAL SQUARE
- 9 ABERDEEN CITY COUNCIL
- 10 XODUS

- 11 DANA
- 12 SIMMONS & CO
- 13 RBS
- 14 LLOYDS/HBOS
- 15 STRONACHS
- 16 KPMG
- 17 CLYDESDALE BANK
- 18 SANTANDER
- 19 ERNST & YOUNG
- 20 HSBC
- 21 HFM
- 22 BRODIES

RETAIL

- 1 TESCO EXPRESS
- 2 SAINSBURY'S
- 3 UNION SQUARE
- 4 ST NICHOLAS / BON ACCORD
- 5 TRINITY CENTRE

HOTELS

- 1 TRAVELODGE
- 2 PARK INN
- 3 JURYS INN
- 4 RESIDENCE INN BY MARRIOT
- 5 HOLIDAY INN EXPRESS
- 6 BAUHAUS HOTEL
- 7 TRAVELODGE
- 8 MERCURE ABERDEEN CALEDONIAN HOTEL

LEISURE

- 1 NUFFIELD HEALTH
- 2 BOOZY COW
- 3 CAFFÉ NERO
- 4 STARBUCKS
- 5 RUSTICO
- 6 SOUL BAR
- 7 CIAO NAPOLI
- 8 ZEN ORIENTAL
- 9 AMARONE
- 10 8848
- 11 FOOD STORY
- 12 PRET A MANGER
- 13 MCGINTY'S
- 14 HOWIES

- P CAR PARK
- Y SILVER FIN





CONFIDENCE  
SCALE  
VITALITY



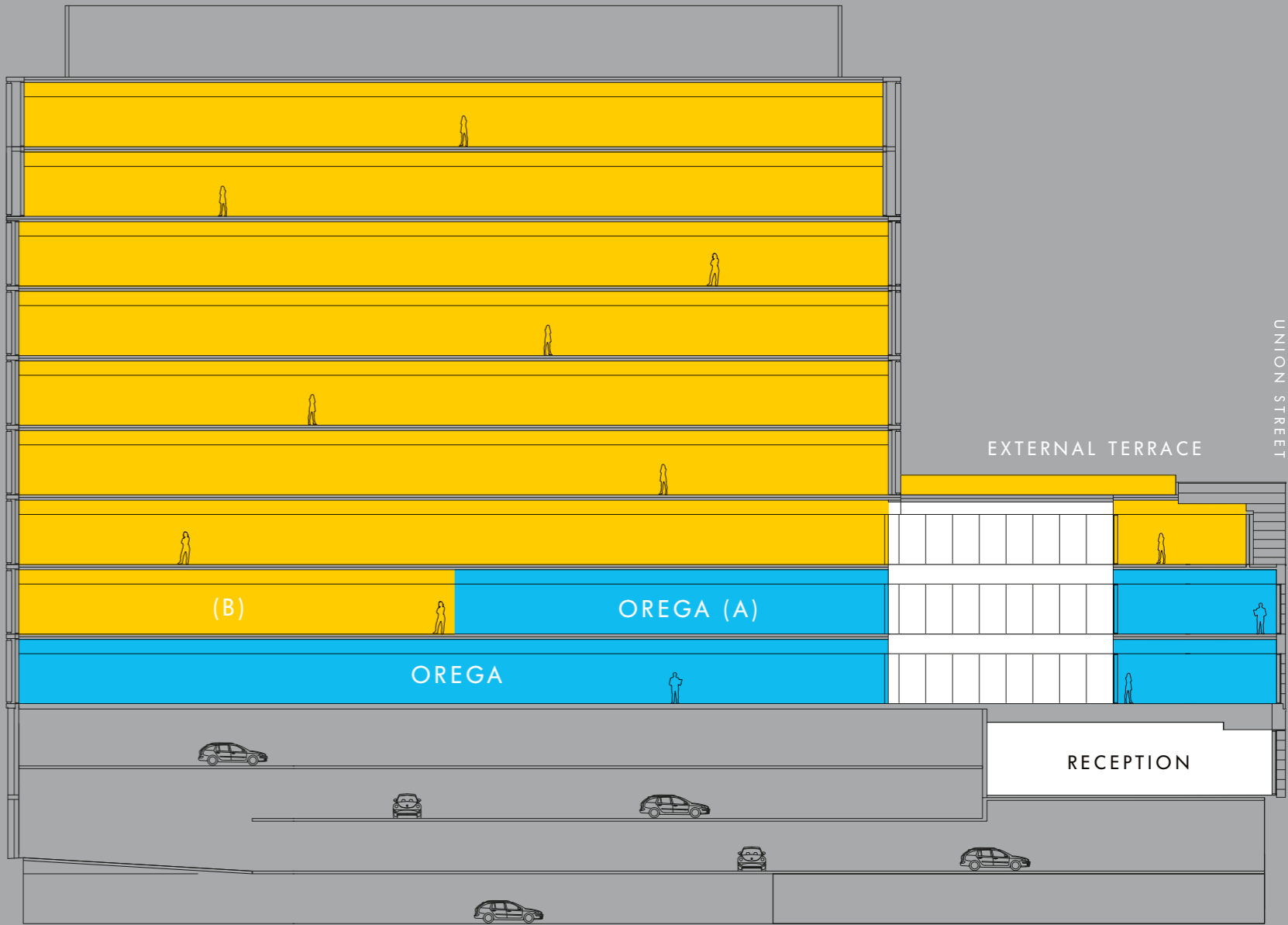


UNPARALLELED VIEWS  
ACROSS THE CITY

A RANGE  
OF EXPANSIVE  
OPEN PLAN  
FLOORPLATES

	SQ FT	SQ M
NINTH FLOOR	12,722	1,182
EIGHTH FLOOR	12,724	1,182
SEVENTH FLOOR	13,101	1,217
SIXTH FLOOR	13,101	1,217
FIFTH FLOOR	13,101	1,217
FOURTH FLOOR	13,101	1,217
THIRD FLOOR	17,067	1,586
SECOND FLOOR (A)	9,269	861
SECOND FLOOR (B)	7,365	684
FIRST FLOOR	17,484	1,624
BUSINESS LOUNGE	3,312	308
LOWER GROUND (STORAGE)	291	27
BASEMENT	0	0
TOTAL	132,446	12,305

140 SECURE UNDERGROUND CAR PARKING SPACES,  
19 MOTORCYCLE SPACES AND 54 CYCLE SPACES.

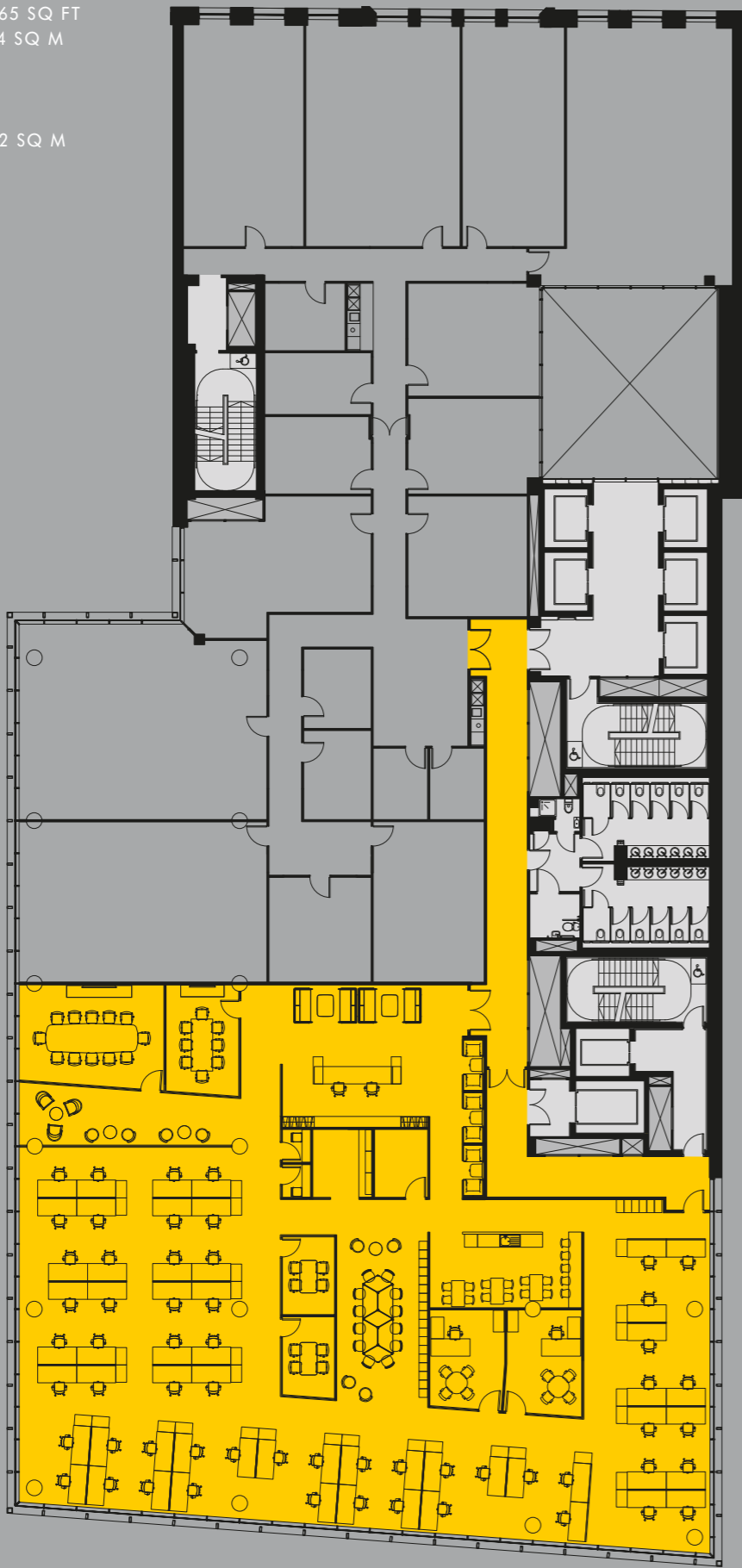


Orega Aberdeen features flexible offices with professional furnishings and state of the art IT and telecoms.



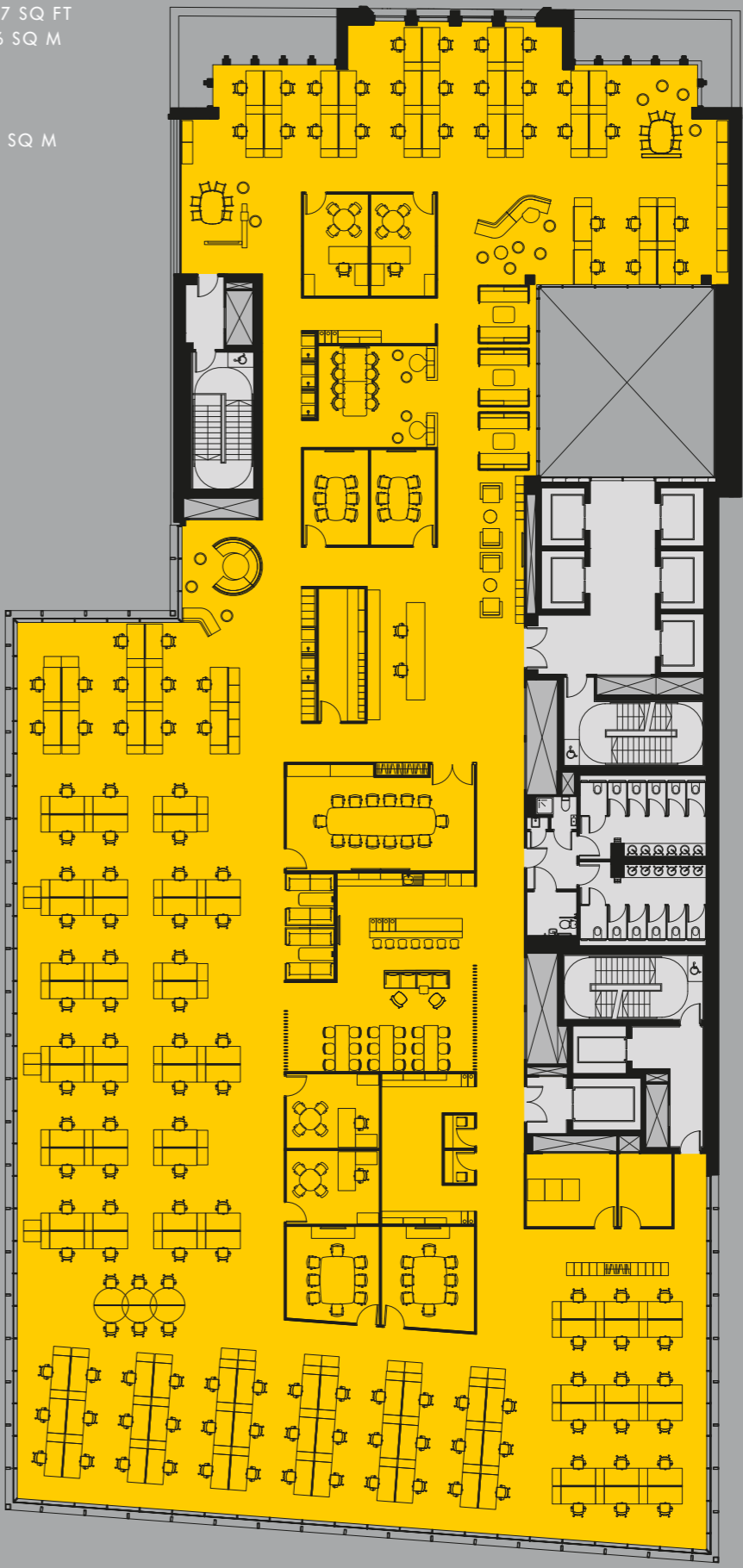
PART SECOND FLOOR  
7,365 SQ FT/684 SQ M

AREA: 7,365 SQ FT  
684 SQ M  
HEAD COUNT SINGLE OFFICES: 2  
HEAD COUNT OPEN PLAN: 58  
TOTAL HEAD COUNT: 60  
OCCUPATIONAL DENSITY: 1:12 SQ M



THIRD FLOOR  
17,067 SQ FT/1,586 SQ M

AREA: 17,067 SQ FT  
1,586 SQ M  
HEAD COUNT SINGLE OFFICES: 4  
HEAD COUNT OPEN PLAN: 138  
TOTAL HEAD COUNT: 142  
OCCUPATIONAL DENSITY: 1: 11 SQ M



FOURTH FLOOR  
13,101 SQ FT/1,217 SQ M

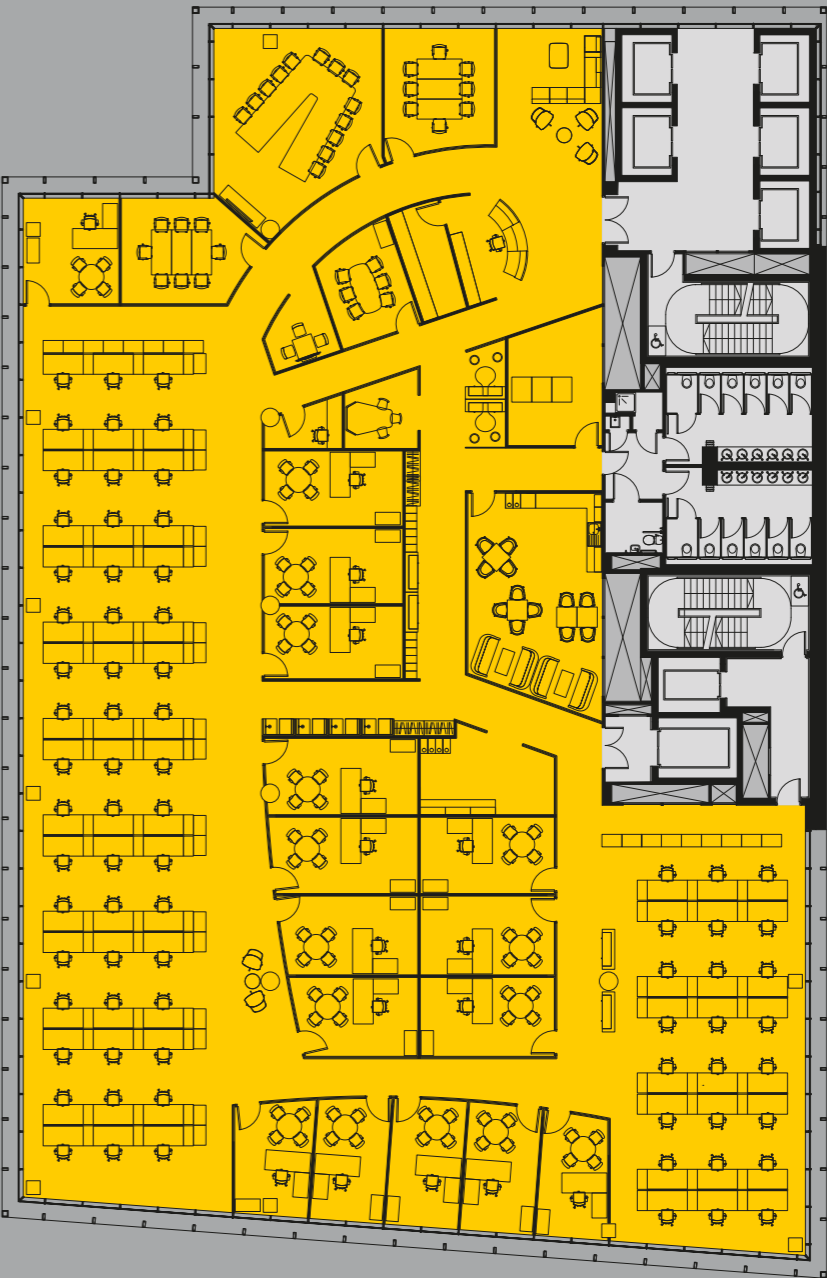
■ SUITE A  
AREA: 4,865 SQ FT  
452 SQ M  
HEAD COUNT SINGLE OFFICE: 2  
HEAD COUNT OPEN PLAN: 36  
TOTAL HEAD COUNT: 38  
OCCUPATIONAL DENSITY: 1:12 SQ M

■ SUITE B  
AREA: 7,362 SQ FT  
684 SQ M  
HEAD COUNT SINGLE OFFICE: 2  
HEAD COUNT OPEN PLAN: 60  
TOTAL HEAD COUNT: 62  
OCCUPATIONAL DENSITY: 1:11 SQ M



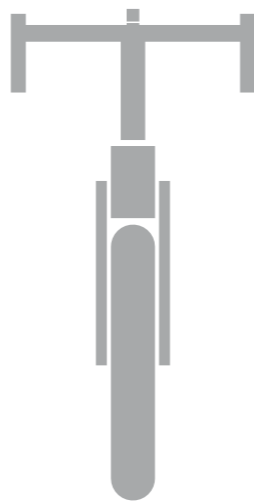
EIGHTH FLOOR  
12,724 SQ FT/1,182 SQ M

AREA: 12,724 SQ FT  
1,182 SQ M  
HEAD COUNT SINGLE OFFICE: 16  
HEAD COUNT OPEN PLAN: 75  
TOTAL HEAD COUNT: 91  
OCCUPATIONAL DENSITY 1:15 SQ M

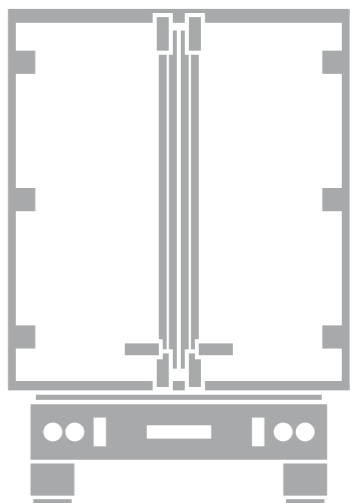


# FIRST CLASS SPECIFICATION AND SUSTAINABILITY

- Exemplar 'Grade A' office development extending to 132,446 sq ft arranged over nine occupied floors
- Energy Performance Rating 'A'
- BREEAM 'Very Good'
- 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
- 1.5m 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
- 19 Motorcycle parking spaces
- 54 Cycle spaces and associated changing /showering facilities
- OH3 sprinkler system throughout to permit phased evacuation
- Building Management Suite



54 CYCLE SPACES WITH SECURE BASEMENT STORAGE



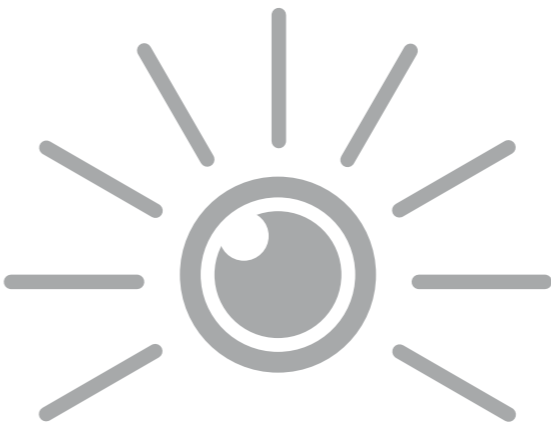
DEDICATED OFF STREET LOADING BAY AND GOODS LIFT



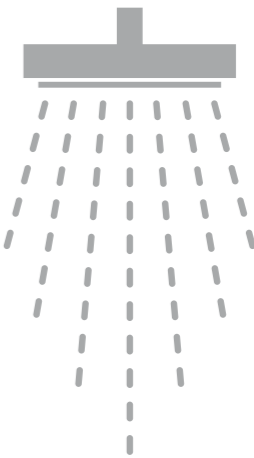
EPC "A" GREEN CREDENTIALS TAKEN TO A NEW LEVEL IN ABERDEEN



PROJECTED ANNUAL UTILITIES RUNNING COSTS BELOW £1 PER SQ FT



ABERDEEN'S FINEST PANORAMIC VIEWS



SHOWERS ON EVERY FLOOR

BREEAM 'VERY GOOD'





A DEVELOPMENT BY

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