

TO LET



OPEN PLAN OFFICE SUITES WITH CAR PARKING



REGENT CENTRE, REGENT QUAY, ABERDEEN, AB11 5NS

- PROMINENT HARBOUR LOCATION
- FLEXIBLE LEASE TERMS AVAILABLE
- SUITES FROM– 251.2M² (2,704 FT²) UP TO 2,775.6M² (29,875 FT²)

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The subjects are located on Regent Road, on Regent Quay within the busy and popular Harbour area of Aberdeen.

Regent Quay is accessed from Market Street and is located circa half a kilometre south of Aberdeen city centre.

The location of the property therefore affords good access to the inner ring road network and also to the main A90 Aberdeen to Dundee trunk road south.

DESCRIPTION:

The Regent Centre is a detached six storey multi-let office building with a communal reception area and café at ground floor level. The building is also served with 3 passenger lifts with ladies and gents W.C. facilities located at each level.

The accommodation itself is generally open plan and split into short wing and long wing suites accessed from a central core. The subjects therefore offer flexibility in relation to size requirements.

ACCOMMODATION:

The subjects provide the following accommodation:-

Suite	Floor Area M ²	Floor Area FT ²
1 st Floor Short Wing	254	2,734
1 st Floor Long Wing	732.70	7,886
2 nd Floor Short Wing	251.20	2,704
2 nd Floor Long Wing	732.70	7,886
5 th Floor Short Wing	243.60	2,622
5 th Floor Long Wing (part)	561.40	6,043
Total	2,775.60	28,875

The above mentioned areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

ADDITIONAL PARKING:

Additional car parking spaces may be available subject to separate negotiation.

RENTAL:

Upon Application.

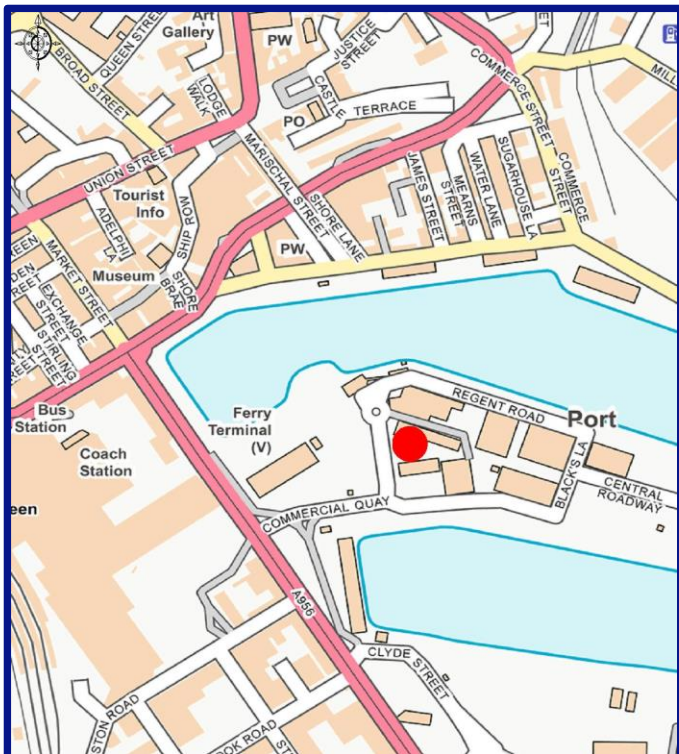
RATEABLE VALUE:

The rateable values are as following:

- 1st floor short £37,500
- 2nd floor short £37,750
- 2nd floor long £110,000
- 3rd floor long £110,000
- 5th floor short £37,500
- 5th floor long part £59,000

SERVICE CHARGE:

There is a service charge in respect of the common parts of the building. Further details in relation to the service charge can be provided upon request



LEASE TERMS:

The subjects are available to lease on flexible lease terms with our client willing to consider short term leases.

EPC:

The subjects have a current Energy Performance Rating of 'C'.

Further information and a recommendation report is available to seriously interested parties on request.

VAT:

All rent, prices, premiums etc are quoted exclusive of VAT.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

VIEWING:

For further information or viewing arrangements please contact the sole agents:

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