

TO LET

OFFICE PREMISES



41 REGENT QUAY, ABERDEEN, AB11 5BE

- COST EFFECTIVE ACCOMMODATION
- TOTAL FLOOR AREA – 118.04 SQM (1,275 SQFT)
- 4 CAR PARKING SPACES

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
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LOCATION:

The subjects are situated within an established office location adjacent to Regent Quay within the immediate proximity of Aberdeen's Harbour area. The location benefits from rapid access to the main road system serving Aberdeen and as a result most parts of the City can be reached with ease. In addition, Union Street and Union Square are both in close proximity and accordingly the subjects have easy access to all amenities and the City's transport hub.

DESCRIPTION:

The accommodation is arranged over first floor and basement of a detached two storey, attic and basement building of granite construction with a pitched and slated roof over accessed via a pend off Regent Quay. There is secure parking associated with the premises accessed via James Street

The office suite itself is accessed by a intercom system and provides a mixture of open plan and cellular office accommodation which has recently been refurbished to a good standard along with tea preparation facilities. The office areas has been carpeted throughout, a suspended ceiling has been installed with recessed lighting. Heating is provided by a gas radiator system and the suite benefits from good levels of natural light.

The Basement is utilised for storage purposes only.

ACCOMMODATION:

ACCOMMODATION	M ²	FT ²
First Floor	118.04	1,275
Basement	111.11	1,196

The foregoing areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.

LEASE TERMS & RENTAL:

Our client is seeking to lease the property on Full Repairing and insuring terms for a negotiable duration, short term leases will be considered, at a rent as follows:

First Floor: £12,500 per annum
Basement: £2,500 per annum

RATING:

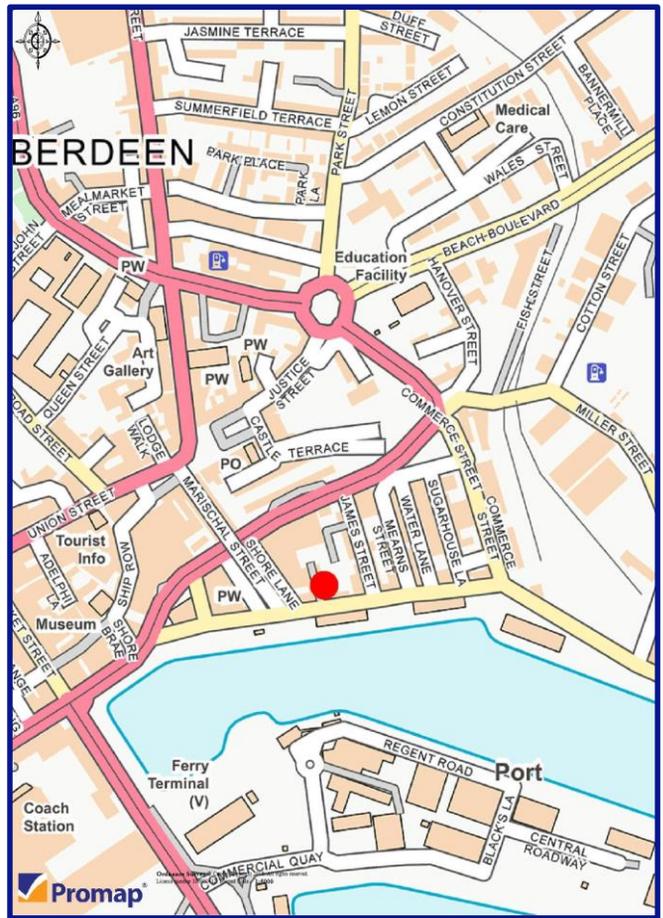
The subjects are currently entered into the Valuation Roll at a Rateable Value as follows:

First Floor: £11,500.
Basement: £2,400.
Car Parking: £3,600.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of E Further information and a recommendation report is available to seriously interested parties on request.



LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VAT:

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

VIEWING:

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

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