

**TO LET**

## **OFFICE PREMISES**

**Excellent Access To Transport  
Hub, Harbour And City Centre**

**Car Parking Associated With  
The Premises**

**To Be Refurbished**

**Flexible Lease Terms**

**From – 127.38 SQM (1,371 SQFT)**

**To – 414.74 SQM (4,464 SQFT)**

**VIRTUAL TOUR** 

**14 REGENT QUAY, ABERDEEN, AB11 0DR**

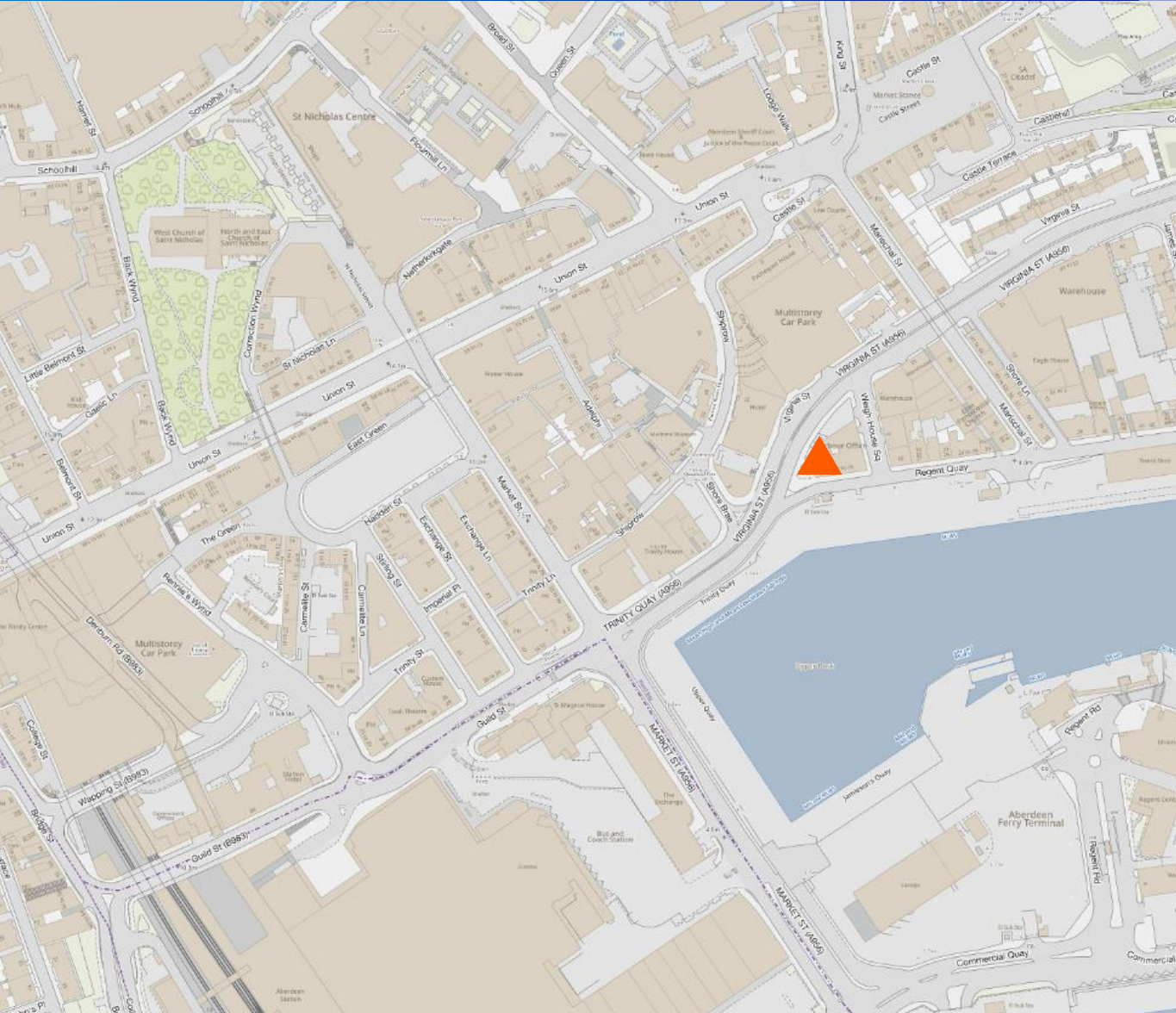
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**Shona Boyd** shona.boyd@shepherd.co.uk





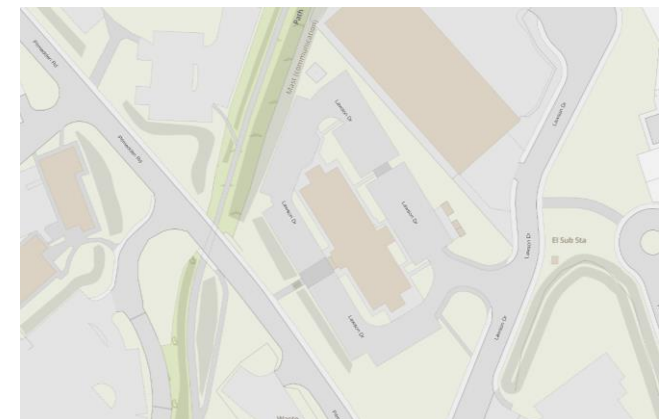
# Location

14 REGENT QUAY, ABERDEEN, AB11 0DR



**The subjects are situated on the north side of Regent Quay within the harbour area of Aberdeen and within close proximity of the transport hub situated at Union Square.**

The subjects are also in close proximity to Union Street, the city's main commercial and retail thoroughfare via Market Street which in turn leads to the inner ring road system.



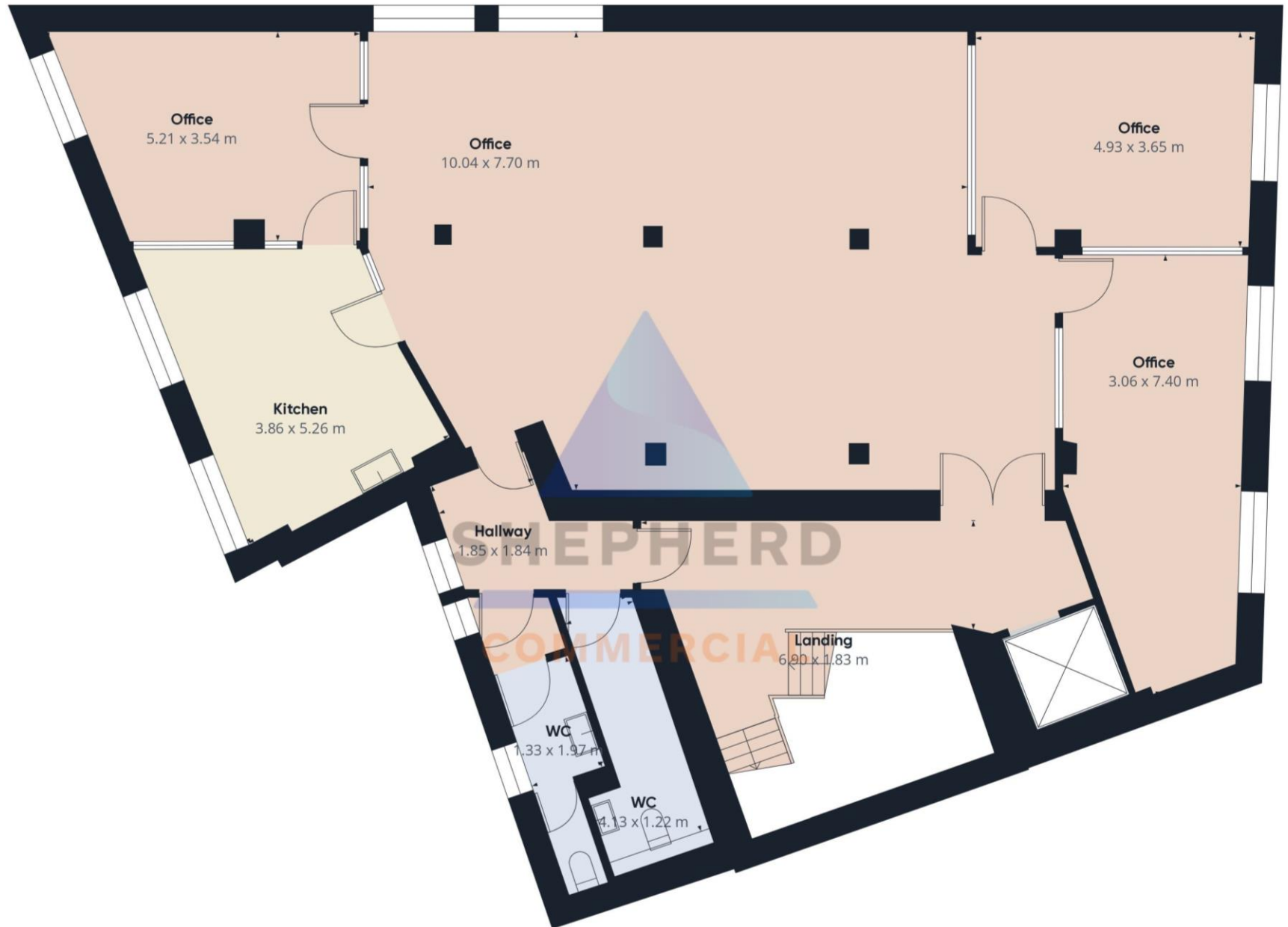
# Description



FIND ON GOOGLE MAPS



Indicative Floor Plan





# Description

14 REGENT QUAY, ABERDEEN, AB11 0DR



**The subjects comprise of a traditional granite and slate building benefiting from an attractive outlook over the harbour area.**

The subjects provide a number of office suites, all of which benefit from access via a lift and comprise of open plan office accommodation although some cellular offices have been created. Natural lighting is provided by a combination of sash and case and Velux windows and each floor benefits from separate W.C. and tea preparation facilities.

## **Car Parking**

Car Parking can be made available.

## **Refurbishment**

The accommodation will be refurbished prior to occupation.



Photographs taken from refurbished first floor



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	Let	Let
First Floor	Let	Let
Second Floor	143.68	1,547
Third Floor	143.68	1,547
Fourth Floor	127.38	1,371
<b>Total</b>	<b>414.74</b>	<b>4,464</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Rental

£10 psqft

## Lease Terms

The subjects are available on the basis of a new lease of negotiable duration.

## Service Charge

There will be a service charge for the upkeep and maintenance of the common areas.

## Rateable Value

Rateable Value	
First Floor	£22,250
Second Floor	£22,250
Third Floor	£21,750
Fourth Floor (Part)	£7,300
Fourth Floor	£9,300

An ingoing occupier will have the opportunity to appeal these figures. Rates Relief may be available with further information available upon request.

## Energy Performance Certificate

The subjects currently have an EPC rating of "E"

Further information and a recommendations report are available to seriously interested parties upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE August 2024

