

FIRST FLOOR
NOW LET

OFFICE PREMISES

- > COST EFFECTIVE ACCOMMODATION
- > GOOD CAR PARKING PROVISIONS
- > AVAILABLE IN PART OR WHOLE
- > FIRST FLOOR NOW LET

TO LET

41 REGENT QUAY, ABERDEEN, AB11 5BE

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



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 comprises of offices arranged over first and attic floors along with basement storage contained within a detached two storey, attic and basement building of granite construction with a pitched and slated roof. The premises are accessed via a pend off Regent Quay.

The offices themselves provide a mix of open plan and private meeting rooms with secure intercom access to the building. The premises are in good condition and benefit from dedicated tea preparation facilities with w.c. facilities provided in the common area. 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.

CAR PARKING

Dedicated car parking is provided in a secure car park access from James Street.

LEASE TERMS AND RENTAL

Our client is seeking to lease the property on Full Repairing and insuring terms at a rental as follows:

Floor	Rental (Per Annum)
Basement	£2,500
First Floor	£12,500
Attic Floor	£7,500

RATING

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

Floor	Rateable Value
Basement	£2,400
First Floor	£11,500
Attic	£4,800
Car Parking	£900 per space

The tenant will potentially be eligible to rates relief with further detail upon request.

VAT

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

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.

ACCOMMODATION	SqM	SqFt
Basement	111.11	1,196
First Floor	118.08	1,270
Attic Floor	72.84	784
TOTAL	302.03	3,255

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



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MARCH 2020**

www.shepherd.co.uk

