

OFFICE PREMISES

- > HARBOUR/CITY CENTRE LOCATION
- > FLEXIBLE LEASE TERMS AVAILABLE
- > SIZE- 118.04 SQM (1,275 SQFT)
- > 4 CAR PARKING SPACES

41 REGENT QUAY, ABERDEEN, AB11 5BE

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk

TO LET



LOCATION

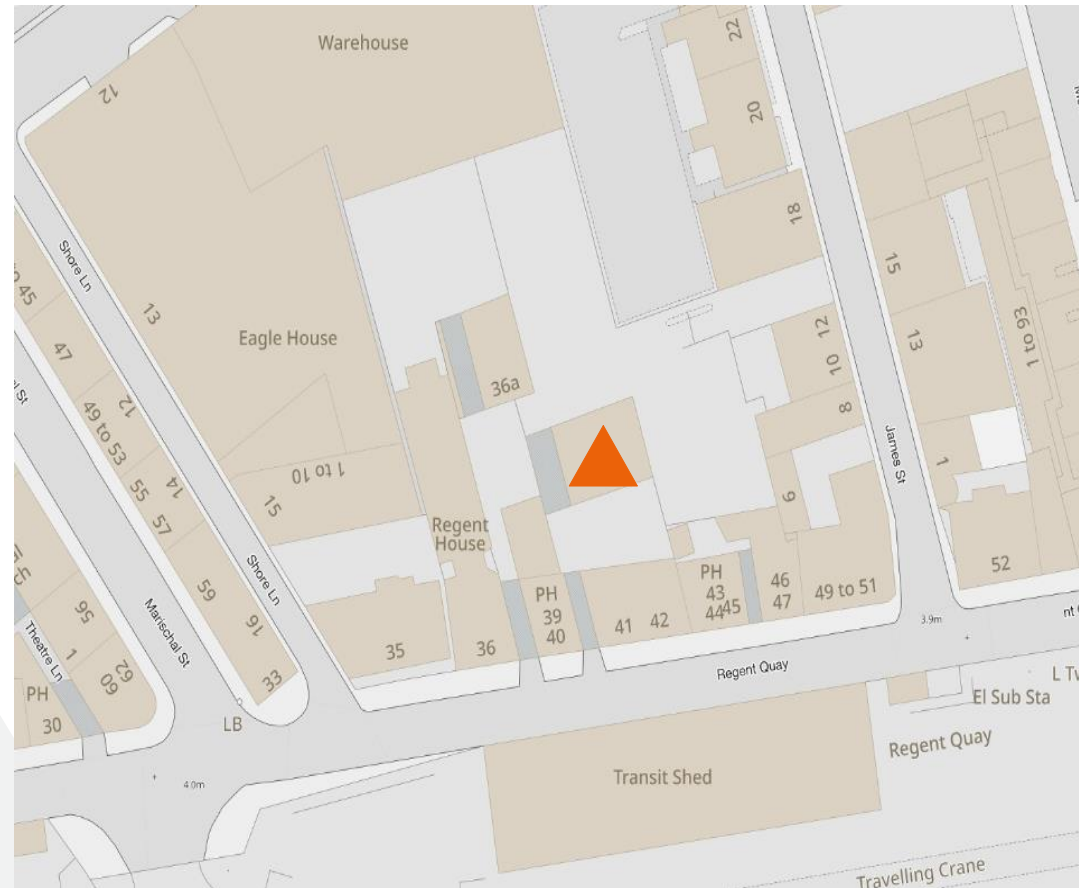
The subjects are situated within an established office location adjacent to Regent Quay within the immediate proximity of Aberdeen’s Harbour area. The location benefits from rapid access to the main road system serving Aberdeen and as a result most parts of the City can be reached with ease. In addition, 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 the first floor of a detached two storey and attic 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.

Further accommodation may be available at basement level, for storage use only, with more information available upon request.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
First Floor	118.04	1,275

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.

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RENTAL

£12,500 per annum.

LEASE TERMS

Our client is seeking to lease the property on Full Repairing and insuring terms for a negotiable duration, short term leases

RATING

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

- > First Floor: £10,500.
- > Car Parking: £2,800

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.

VAT

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



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

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