

TO LET

OPEN PLAN OFFICE SUITES WITH CAR PARKING

REGENT CENTRE, REGENT QUAY, ABERDEEN, AB11 5NS



- **PROMINENT HARBOUR LOCATION**
- **SUITES FROM 251.2 SQM (2,704 SQFT) UP TO 2,775.6 SQM (29,875 SQFT)**
- **FLEXIBLE LEASE TERMS AVAILABLE**

VIEWING &
FURTHER
INFORMATION

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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.

The exact location of the subjects is shown on the ordnance survey extracts overleaf.

The Ordnance Survey extract overleaf is for identification purposes only.

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.

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ACCOMMODATION:

The following suites are available within the building:-

Suite	Floor Area (m ²)	Floor Area (ft ²)
1st Floor Short Wing	254.0	2,734
2nd Floor Long Wing	732.7	7,886
2nd Floor Short Wing	251.2	2,704
3rd Floor Long Wing	732.7	7,886
5th floor Short Wing	243.6	2,622
5th floor Long Wing (part)	561.4	6,043
Total	2,775.6	29,875

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

ADDITIONAL PARKING:

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

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.

RENT:

Upon application.

VAT:

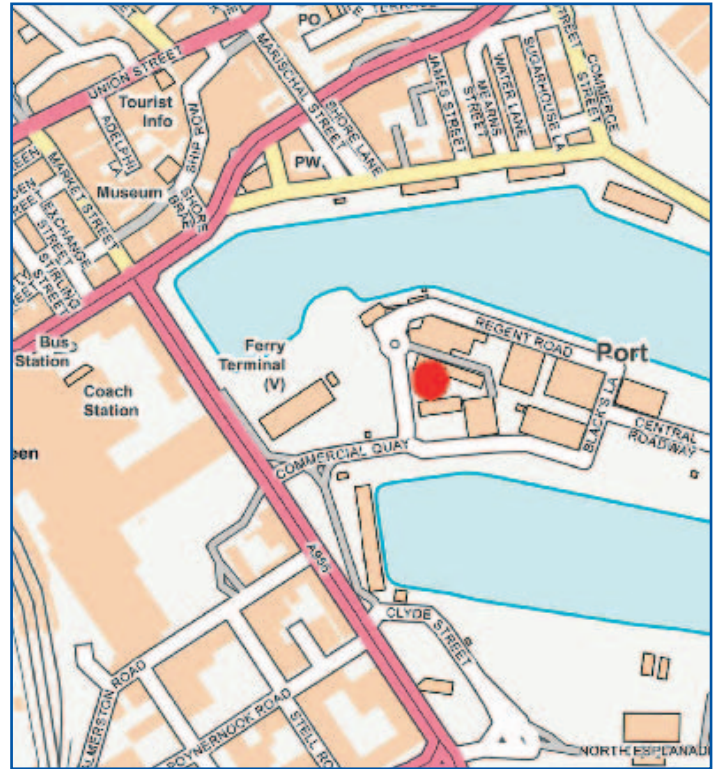
All rents quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS:

In the normal manner, the incoming tenant will be responsible for our clients reasonably incurred expenses together with LBTT, Recording dues, etc.

ENTRY DATE:

Immediate entry is available.



ENERGY PERFORMANCE CERTIFICATE:

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

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

VIEWING:

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

J & E Shepherd, Chartered Surveyors
35 Queens Road, Aberdeen AB15 4ZN
Tel: 01224 202800 Fax: 01224 202802

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