

TO LET

OFFICE PREMISES

**14 REGENT QUAY, ABERDEEN
AB11 5AE**



- EXCELLENT ACCESS TO THE TRANSPORT HUB, HARBOUR AND CITY CENTRE.
- CAR PARKING ASSOCIATED WITH THE PREMISES
- FROM 127.38 M2 (1,371 FT2) TO 558.42 M2 (6,012 FT2)

LOCATION:

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.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

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.

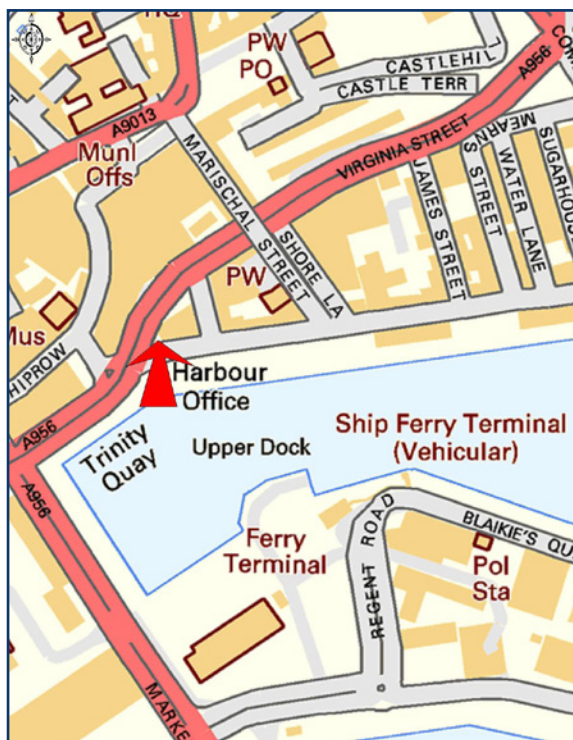
VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800
Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The subjects will provide the following approximate accommodation:-

ACCOMMODATION	m ²	ft ²
First Floor	143.68	(1,547)
2nd Floor	143.68	(1,547)
3rd Floor	143.68	(1,547)
4th Floor	127.38	(1,371)
Total	558.42	(6,012)

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.

CAR PARKING:

2 car parking spaces will be provided per suite.

RATING:

The subjects will require to be reassessed upon occupation.

LEASE TERMS:

Flexible lease terms, length and rental are available, further details upon request.

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.

SERVICE CHARGE:

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

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues etc.

VIEWING & OFFERS:

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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