



**41 REGENT QUAY, ABERDEEN, AB11 5BE**



- AVAILABLE IN PART OR WHOLE
- COST EFFECTIVE ACCOMMODATION
- PARKING AVAILABLE

### VIEWING & FURTHER INFORMATION:

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### 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.

The Ordnance Survey extract overleaf is for identification purposes only.

### DESCRIPTION:

The accommodation is arranged over ground floor and basement of a detached two storey, attic and basement 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 accommodation itself provides offices at ground floor with basement storage which is separately accessed.

The office accommodation is accessed by a intercom system and provides a tea prep area along with two office areas. The premises have a laminate covered floor with a suspended ceiling being installed incorporating recessed fluorescent fitments. Natural light is provided by a large arch style double glazed window to the front in addition to a large window to the rear. Heating is provided by electric panel heaters. W.C. facilities are located within the common area of the building.



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#### CAR PARKING:

1 car parking space is available with the suite. Further parking is available at additional cost.

#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	34.6	372
Basement	111.11	1,196

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.

#### LEASE TERMS & RENTAL:

Our client is seeking to lease the property on Full Repairing and insuring terms for a negotiable duration, short term leases will be considered, at a rent as follows:

Ground Floor: £4,000 per annum  
Basement: £2,500 per annum

#### RATING:

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

Ground Floor: £3,000.  
Basement: £2,400.

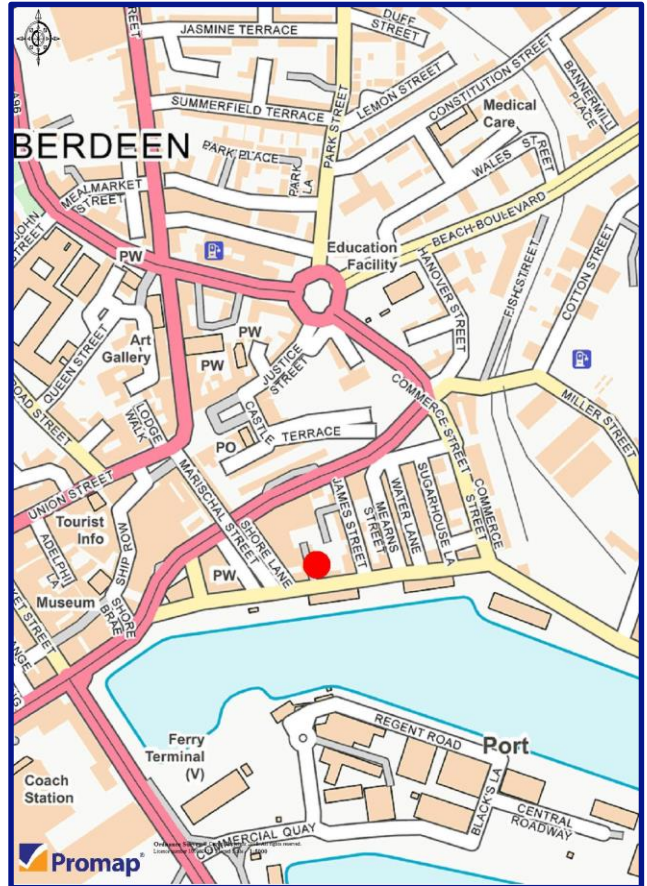
We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### 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.

#### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the incoming occupier being responsible for any Registration Dues and LBTT where applicable.



#### VAT:

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

#### VIEWING:

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

**Shepherd Chartered Surveyors**  
35 Queens Road  
Aberdeen  
AB15 4ZN

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