

TO LET

CITYWHARF

SHIPROW / ABERDEEN / AB11 5BY



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LOCATION

Located on Shiprow in the city centre of Aberdeen, City Wharf has **stunning views** across the quayside and harbour area. It is ideally positioned for **easy transport access** as the city's bus and train stations are located only a short walk away and parking is available nearby at the adjacent NCP car park.

The property is located on the east side of Shiprow close to its junction with Exchequer Row and approximately 50m south of Union Street, Aberdeen's main commercial thoroughfare.

Nearby occupiers include R2S, Clarksons Shipping, Maersk FPSO, V.Ships, Aberdeen City Council, Nisbets, Vue Cinema, Residence Inn by Marriott, Ibis, PureGym, Costa, Prezzo, All Bar One, Miller & Carter, Brewdog and Mackies 19.2 Ice Cream Parlour.



LOCATED ON SHIPROW IN THE CITY CENTRE OF ABERDEEN, CITY WHARF HAS STUNNING VIEWS ACROSS THE QUAYSIDE AND HARBOUR AREA



CITY WHARF IS A MIXED USE DEVELOPMENT INCORPORATING OFFICE, LEISURE AND RETAIL USES. THE DEVELOPMENT COMPRISES CIRCA 30,000 SQ FT OF OFFICES AND ALSO INCLUDES A 107 BEDROOM HOTEL OPERATED BY IBIS.

DESCRIPTION

City Wharf is a mixed use development incorporating office, leisure and retail uses. The development comprises circa 30,000 sq ft of offices and also includes a 107 bedroom hotel operated by Ibis. The office accommodation, which has recently been refurbished, benefits from the following specification:-

- / Ground floor reception foyer with concierge
- / 2 x high speed 8 person passenger lifts
- / Open plan fully raised access floor plates
- / VRF heating and cooling system and LED lighting
- / Designated male/female and disabled toilets on each level






OPEN PLAN OFFICE SPACE



LEVEL 4
INDICATIVE SPACE PLAN

ACCOMMODATION

The following floor areas have been calculated in accordance with the International Property Measurement Standards: IPMS 3 – Offices

Level 1	Let to Return to Scene	
Level 2	Let to Clarksons	
Level 3	Let to Maersk	
Level 4	548.78 sq m	(5,907 sq ft)
Level 5	Let to V-Ships	
TOTAL	548.78 sq m	(5,907 sq ft)



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LEASE TERMS

The property is available on Full Repairing and Insuring terms for a negotiable lease duration. Any medium to long term lease will incorporate upward only rent review at regular intervals.

RENT

Upon application.

CAR PARKING

The property benefits from car parking spaces located within the adjoining NCP car park. Additional car parking is available by separate negotiation.

RATEABLE VALUE

Level 4 - £113,000

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D.

A copy of the EPC and Recommendations Report can be provided upon request.

SERVICE CHARGE

There will be a service charge for upkeep of common parts and external fabrics. Details can be provided on request.

VAT

VAT will be payable on any monies due under the lease.

ENTRY

Available immediately upon conclusion of missives.

VIEWINGS & FURTHER INFORMATION

To arrange a viewing or for further information, please do not hesitate to contact the joint letting agents.



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