

RENTS FROM £9.50 PER SQFT

## OFFICE PREMISES

- > PROMINENT HARBOUR LOCATION
- > FLEXIBLE/SHORT LEASE TERMS AVAILABLE
- > SUITES FROM – 172.10 SQM (1,853 SQFT) UP TO 2,947.70 SQM (31,727 SQFT)
- > COMPETITIVE INCENTIVES AVAILABLE



TO LET

**REGENT CENTRE, REGENT QUAY, ABERDEEN, AB11 5NS**

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## Open plan office suites with car parking.

### 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.

### 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.



**ACCOMMODATION**

The subjects provide the following accommodation:-

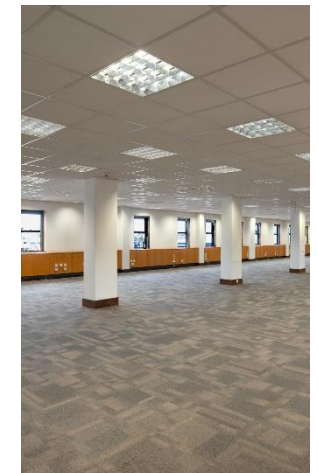
ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>	Car Parking
Ground Short Wing	172.10	1,853	4
1st Floor Short Wing	254.00	2,734	5
2 <sup>nd</sup> Floor Short Wing	251.20	2,704	5
2 <sup>nd</sup> Floor Long Wing	732.70	7,886	15
3 <sup>rd</sup> Floor Long Wing	732.70	7,886	15
5 <sup>th</sup> Floor Short Wing	243.60	2,622	5
5 <sup>th</sup> Floor Long Wing (Part)	561.40	6,043	12
<b>TOTAL</b>	<b>2,947.70</b>	<b>31,727</b>	



The above mentioned 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**

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



**RATEABLE VALUE**

The rateable values are as follows:

ACCOMMODATION	RATEABLE VALUE	ESTIMATE OF RATES PAYABLE
Ground Short Wing	£31,000	£15,190.99
1st Floor Short Wing	£37,500	£18,376.20
2nd Floor Short Wing	£37,750	£18,498.71
2nd Floor Long Wing	£110,000	£56,717.76
3rd Floor Long Wing	£110,000	£56,717.76
5th Floor Short Wing	£37,500	£18,376.20
5th Floor Long Wing (Part)	£80,500	£40,477.33
Car Parking	£900 per space	£441.03 per space

Estimate of Rates payable based on 2020 – 2021 financial year.

An ingoing occupier will have the ability to appeal these rateable values with further information to include rates relief available upon request.

**RENTAL**

Rental packages are available from £9.50 psqft.

**LEASE TERMS**

The subjects are available to lease on flexible lease terms with our client willing to consider short term leases.

**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.

**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.

**VAT**

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

**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 and Registration Dues.



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

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 Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

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