

RENTS FROM
£9.50 PSQFT

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

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



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 ²	ft ²	Car Parking
Ground Short Wing	172.10	1,853	4
1st Floor Short Wing	254.00	2,734	5
2 nd Floor Short Wing	251.20	2,704	5
2 nd Floor Long Wing	732.70	7,886	15
3 rd Floor Long Wing	732.70	7,886	15
5 th Floor Short Wing	243.60	2,622	5
5 th Floor Long Wing (Part)	138.33	1,489	3
5 th Floor Long Wing (Part)	561.40	6,043	12
TOTAL	2,947.70	31,727	

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
Ground Short Wing	£40,700
1 st Floor Short Wing	£22,500
1 st Floor Short Wing	£76,500
2 nd Floor Short Wing	£22,500
2 nd Floor Long Wing	£66,000
3 rd Floor Long Wing	£22,500
5 th Floor Short Wing	To be reassessed
5 th Floor Long Wing (Part)	£66,500
Car Parking	£650 per space

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:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: DECEMBER 2023**