

TO LET

OFFICE PREMISES

Fitted Office Accommodation, ready to occupy

Inclusive Rentals Available

Available on a Floor by Floor basis

5th Floor: 795.70 SQM (8,565 SQFT)

6th Floor: 735.60 SQM (7,918 SQFT)

Lease Expiry – 13th December 2030

Rental – Upon Application

**5TH & 6TH FLOORS, ARDENT WEST, NORTH ESPLANADE
WEST, ABERDEEN, AB11 5QH**

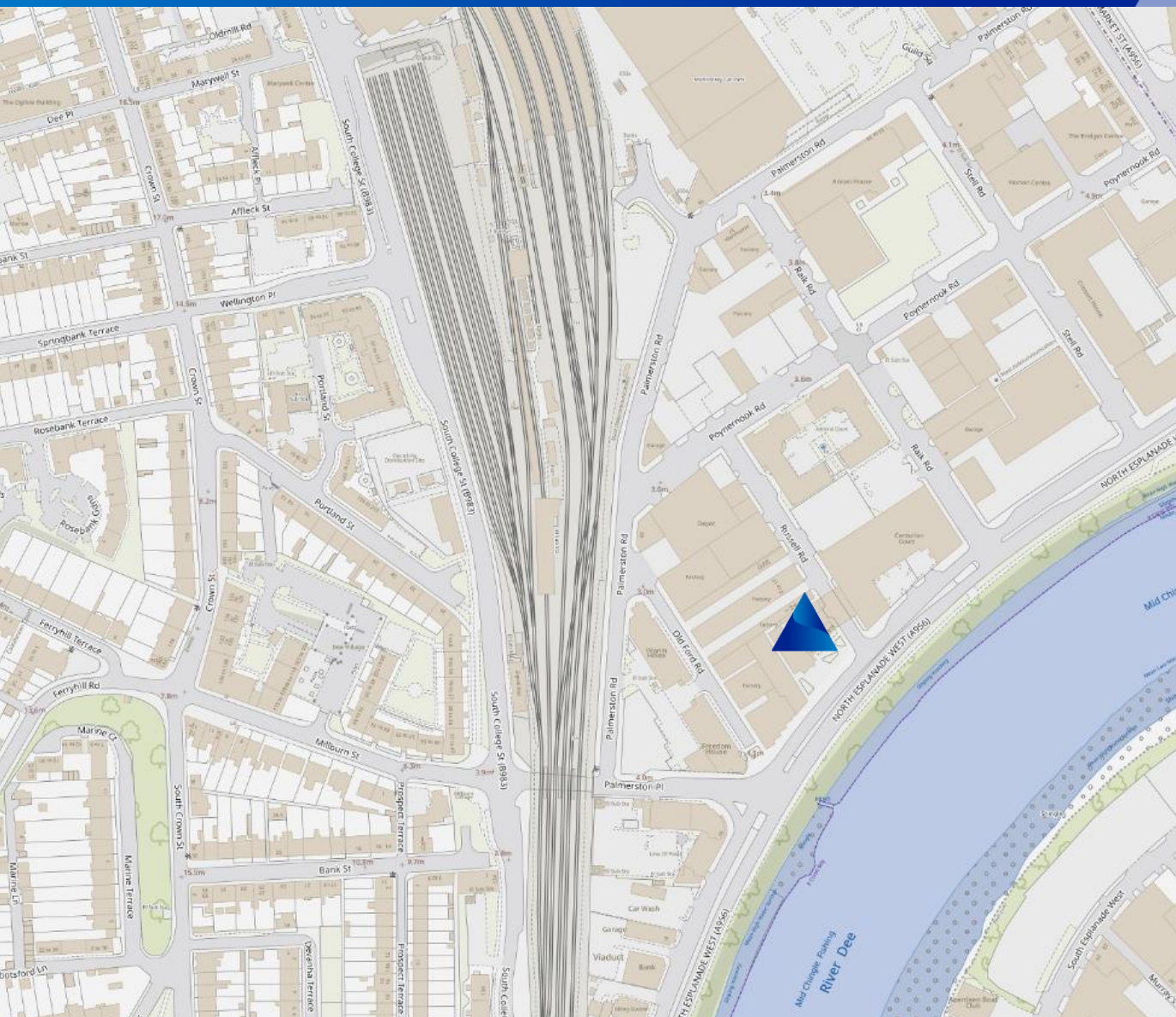
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

5TH & 6TH FLOOR, ARDENT WEST, NORTH
ESPLANADE WEST, ABERDEEN, AB11 5QH



The subjects occupy a prominent location on North Esplanade West within the North Dee Business Quarter (NDBQ). The area is an established City Centre business location within easy reach of Union Square Shopping Centre, which is also the main transport hub for the City.

Whilst the location is City Centre, North Esplanade West forms part of the inner ring road system, connecting to Wellington Road for easy access south of the City and in turn onto the Aberdeen Western Peripheral Route (AWPR).



High Quality Office Accommodation In City
Centre Location

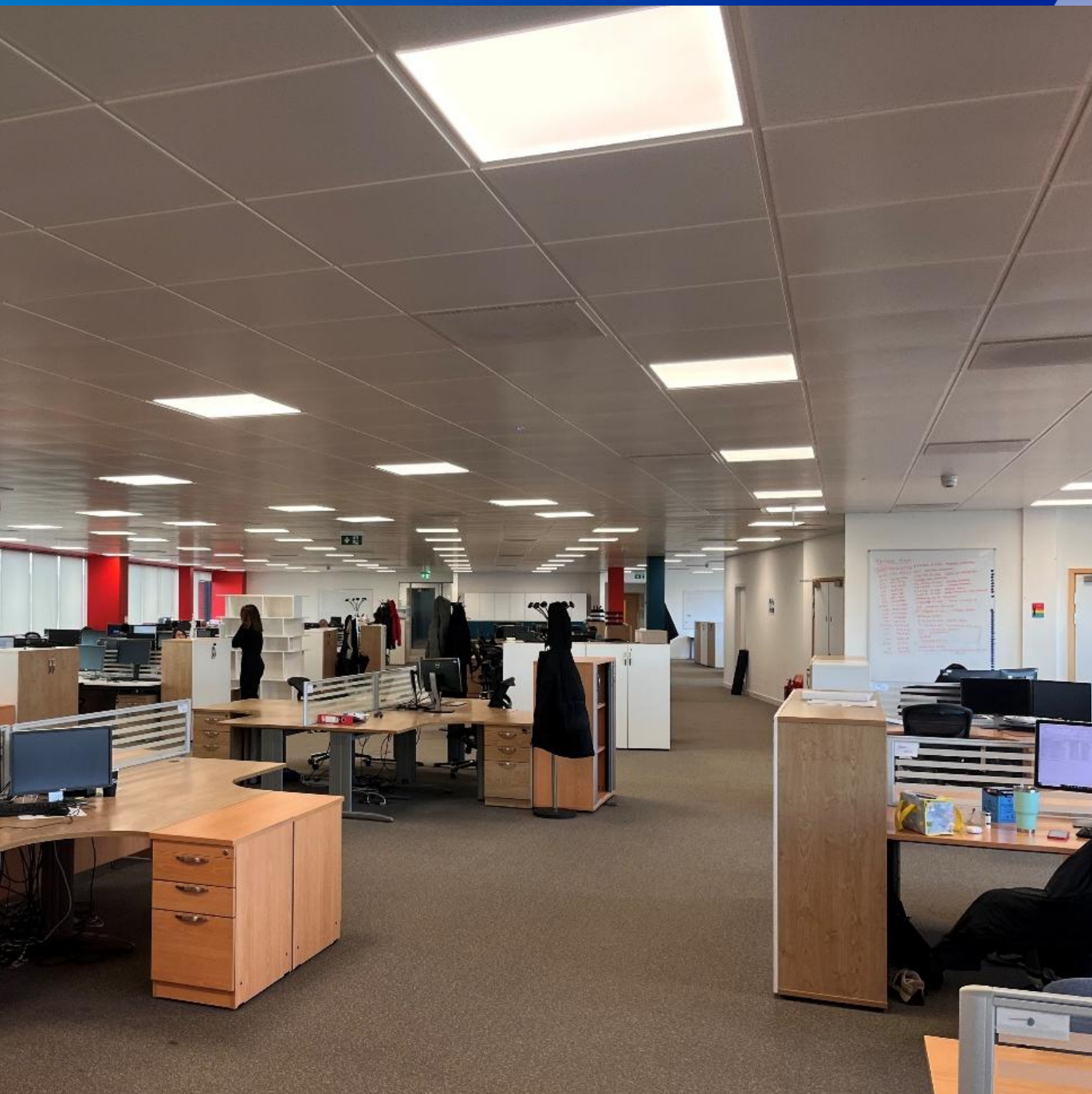


FIND ON GOOGLE MAPS



Description

5TH & 6TH FLOOR, ARDENT WEST, NORTH
ESPLANADE WEST, ABERDEEN, AB11 5QH



The subjects comprise of Grade A office accommodation arranged over the 5th and 6th floors of Ardent West with the building being completed in 2016.

The accommodation is accessed from North Esplanade West and provide a reception area on ground floor with associated staff facilities.

The premises provide:

- Open plan office accommodation
- Suspended metal ceiling tiles
- LED lighting
- Air conditioning
- Raised access floors
- Male and Female w.c. facilities on each floor
- Passenger lifts to all floors
- Double height reception area
- Kitchen facilities on each floor

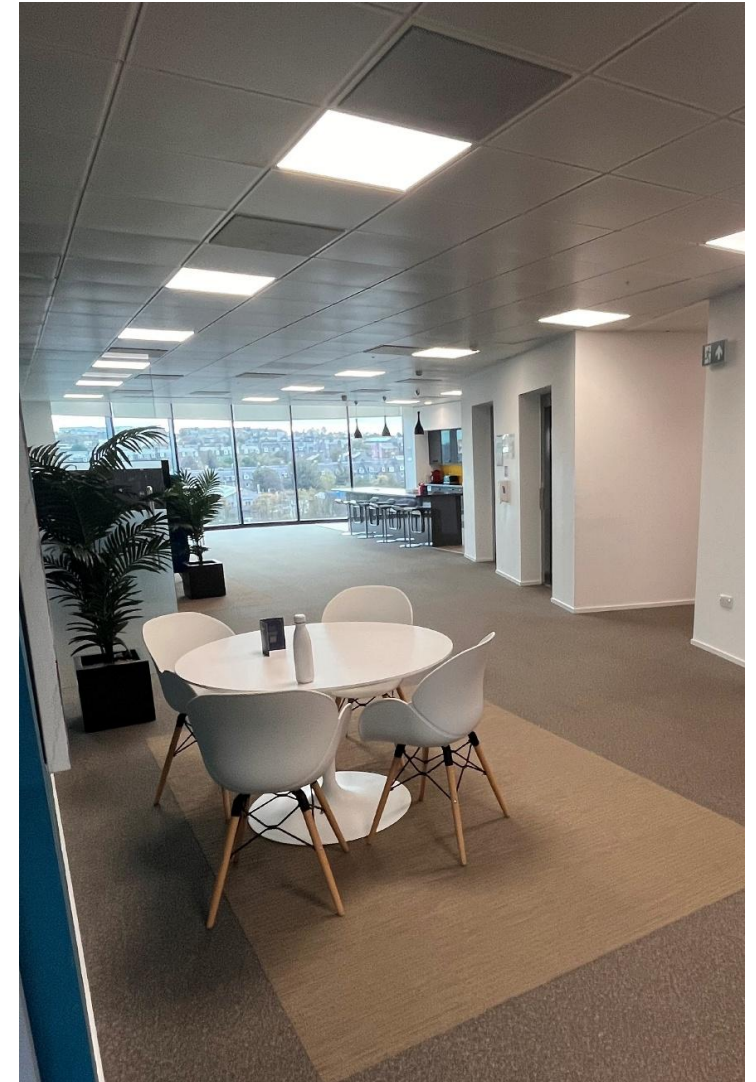
Car Parking

An ingoing tenant would have access to the buildings off-site car parks on Poynerook Road and Russell Road.



Photographs

5TH & 6TH FLOOR, ARDENT WEST, NORTH
ESPLANADE WEST, ABERDEEN, AB11 5QH

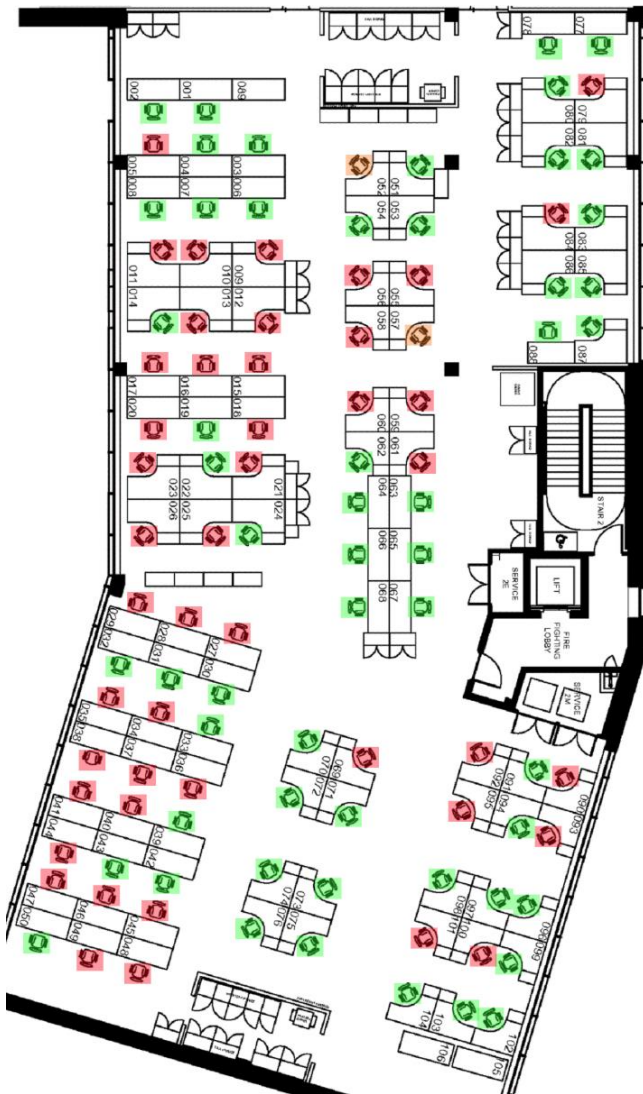




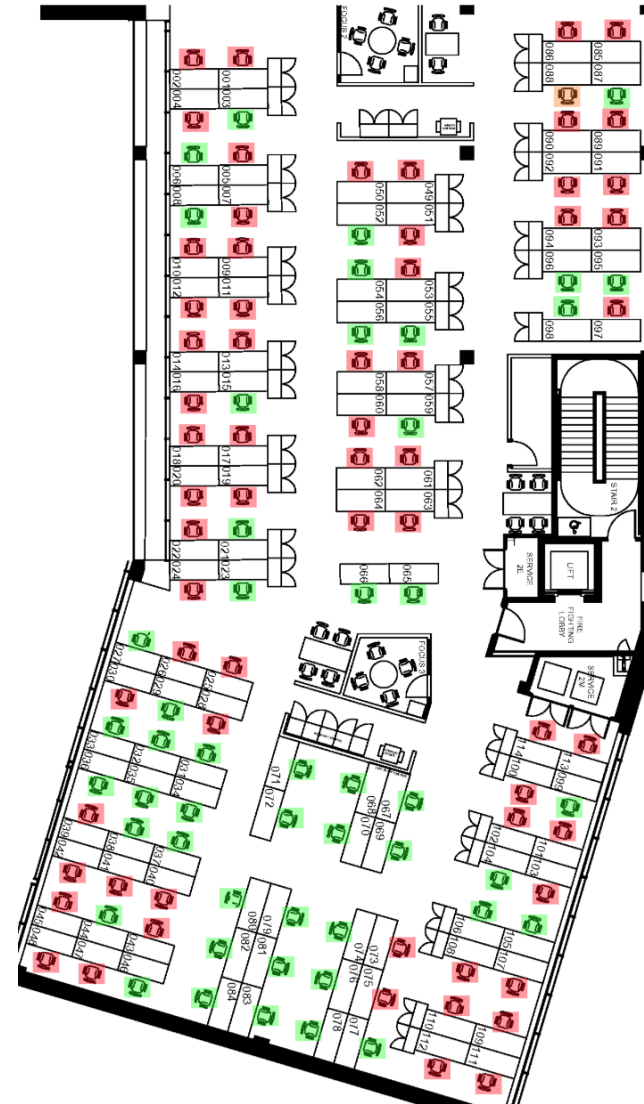
Floor Plans

5TH & 6TH FLOOR, ARDENT WEST, NORTH
ESPLANADE WEST, ABERDEEN, AB11 5QH

5th Floor



6th Floor





Accommodation

	m ²	ft ²
Fifth Floor	795.70	8,565
Sixth Floor	735.60	7,918
Total	1,531.30	16,483

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor By Floor

The premises are available on a floor by floor basis.

Rental

Upon application.

Rentals to include service charge and running costs are available with further information available upon request.

Lease Terms

The subjects are held on a Full Repairing and Insuring Lease expiring 13th December 2030.

Consideration to shorter lease terms may be considered.

Service Charge

There will be a service charge payable in relation to the upkeep, maintenance and repair of the common areas of the building and development. Further details are available upon request.

Rateable Value

The premises have a Rateable Value as follows:

- 5th floor – to be reassessed/apportioned.
- 6th Floor - £128,000.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of "B".

Further information and a recommendation report is available on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Mark McQueen

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Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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