

**Regent House
Regent Quay
Aberdeen
AB11 5AR**

Serviced offices



**+ Graham
Sibbald**



**TO
LET**



www.g-s.co.uk

- Fully serviced office accommodation
- Superb harbour location
- Wide variety of space available
- Lease agreements from 3 months
- Offices from 151 Sq.ft to 1,527 Sq.ft

the complete property service

Regent House

ABERDEEN

LOCATION:

Regent House is located towards the west end of Regent Quay, close to its junction with Virginia Street and overlooking Aberdeen Harbour. Union Street is within a comfortable walking distance, as are Union Square Shopping Centre, Boulevard Retail Park, Queens Links Leisure, Beach Esplanade and both Bus and Rail Stations.

DESCRIPTION:

A comprehensively modernised late 19th century B listed commercial building over four floors designed in the Baroque style by Alexander Mackenzie, architect for turn of the century extensions to Marischal College. There is a mews annex to the rear. The centre benefits from onsite parking. The property is comprised of 19 suites over 9,500 sq ft (882.5 sq m). The available suites vary in size from 151 Sq.ft (14 Sq.m) to 1,527 Sq.ft (141.7 Sq.m).

ACCOMMODATION:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas derived:

	Sq.m	Sq.ft
Ground floor Suite 1 Office 6	14	151
First Suite 3	141.7	1,527
Second Suite 11	94	1,012
Third Suite 6	82.2	885
Fourth Suite 8 office 1	16	172
Suite 8 office 3	13.9	150
Suite 8 office 5	22.5	242

LEASE TERMS:

Our clients are very flexible and are open to discussing terms from 3 months.

RENT:

On application

SERVICE CHARGE:

A service charge is levied covering common facilities/maintenance etc, calculated on an equitable basis. Further details on request.

RATEABLE VALUE:

The premises are assessed as an office with a Rateable Value of:

Ground Floor Suite 1 Office 6: £2,000

First Suite 3: £15,750

Second Suite 11: £9,200

Third Suite 6: £8,700

Fourth Suite 8 office 1: £1,550

Fourth Suite 8 office 3: £1,350

Fourth Suite 8 office 5: £2,700

Accordingly, these suites could qualify for rates relief as per the Small Business Bonus Scheme.

ENTRY:

Immediate

EPC:

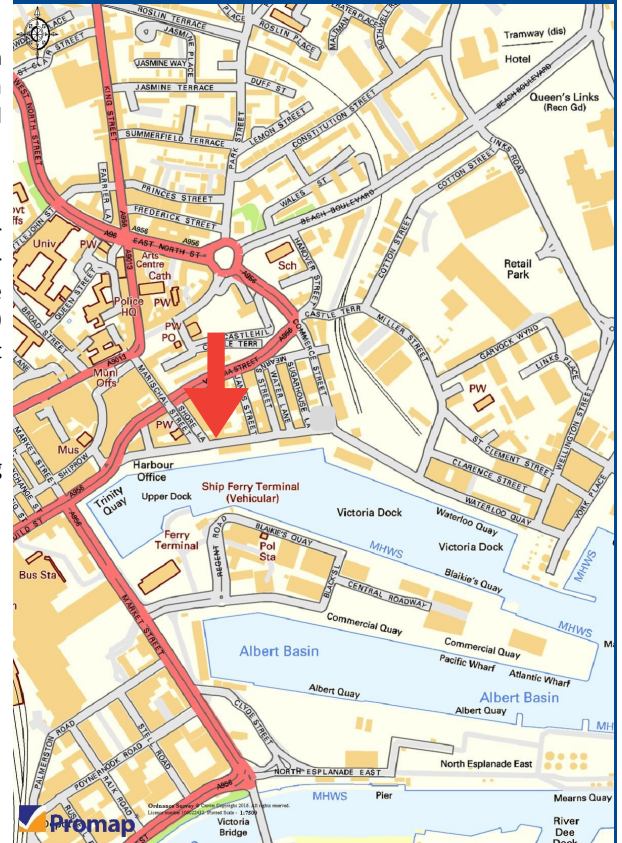
An Energy Performance Certificate will be provided before the date of entry.

LEGAL COSTS & VAT:

Each party will be responsible for their own legal costs incurred in the transaction.

Any rental figure is quoted exclusive of VAT which will be chargeable at the standard rate.

TO LET SERVICED OFFICES



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Mark Gillies—Tel: 07787 291149

Email: mark.gillies@g-s.co.uk

Derek Young—Tel: 07801 334743

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IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.