



Regent Mews, Regent Quay,
Aberdeen, AB11 5BE

- Harbour location
- Three floors of self-contained office accommodation
- Net Internal Area — 249.39 sq. m (2,684 sq. ft)
- Exclusive parking

LOCATION

The subjects are situated to the West of Regent Quay, close to its junction with Virginia Street, within close proximity to Aberdeen harbour. The subjects are located just a short walk away from Aberdeen City Centre and Union Square, Aberdeen's premier retail and leisure destination. Regent Mews is well positioned for public transport with the city's bus and train stations located only a short walk away.

The exact location of the property is highlighted in the plan opposite.

DESCRIPTION

The subjects comprise three storeys of contemporary, well-presented office accommodation. The property is constructed of traditional granite construction with a pitched and slated roof.

On the ground floor there is a reception area, open plan office, kitchen and male, female and disabled W/Cs. The first floor comprises a predominantly open plan space, with partitions for cellular offices or meeting rooms. Finally, the third floor comprises an open plan office with a smaller cellular office or meeting room. This space features exposed wooden beams and an original pulley system, providing a unique feature within a contemporary office space.

FLOOR AREAS

We calculate the following approximate area, in accordance with the Net Internal Areas (NIA) as follows:

Floor	SQM	SQFT
Ground Floor	36.16	389
First Floor	119.66	1,288
Second Floor	93.57	1,007
Total	249.39	2,684

LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.





RENT
£20,000 per annum exc.

RATING
The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1st April 2023 of £16,500. The rate poundage for 2023/24 is 49.8p in the £. The incoming occupier will have the right to appeal this assessment.

EPC
The subjects have an EPC Rating of TBC

DATE OF ENTRY
Immediate entry is available upon conclusion of legalities.

VAT
All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

LEGAL COSTS
Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land

and Buildings Transaction Tax and registration dues, as appropriate.

VIEWINGS & OFFERS
By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



Lean Barron
lean.barron@knightfrank.com
07800 916 216

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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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.
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6. Date of Publication: November 2023