





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:

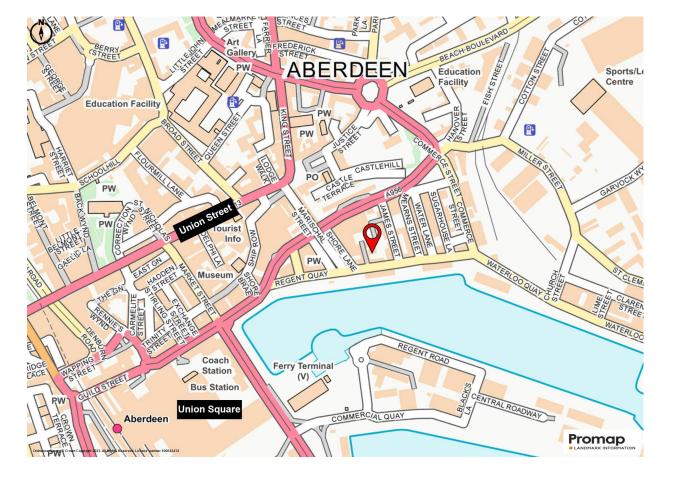
| Floor        | SQM    | SQFT  |
|--------------|--------|-------|
| Ground Floor | 36.16  | 389   |
| First Floor  | 119.66 | 1,288 |
| Second Floor | 93.57  | 1,007 |
| Total        | 249.39 | 2,684 |

# 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.



## To arrange a viewing please contact:



# 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  $\pounds$ 16,500. The rate poundage for 2023/24 is 49.8p in the  $\pounds$ . 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.



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#### 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

#### **IMPORTANT NOTICE**

- 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.
- 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.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: November 2023