

OFFICE PREMISES

- > HARBOUR LOCATION
- > SIZE – 194.13 SQM (2,090 SQFT)
- > 6 DEDICATED CAR PARKING
- > FLEXIBLE LEASE TERMS
- > RENTAL - £22,000 PER ANNUM

TO LET

DOCK GATE HOUSE, WATERLOO QUAY, ABERDEEN, AB11 5DF

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LOCATION

The premises are located at the eastern end of Waterloo Quay at its junction with York Place within the harbour area of the City. The location is mixed use in nature with office, industrial, residential and retail uses all being present.

Queen's Links Leisure Park and Beach Boulevard Retail Park is in close proximity with the transport hub and Union Square only being a short distance to the west of the location.

DESCRIPTION

The premises comprise a detached two storey and attic building of granite and slate construction which has a single storey extension to the side of the building.

Internally the accommodation is arranged over ground and first floors with storage located at attic floor level.

The accommodation comprises of cellular office space with associated w.c. facilities located on both levels. There is a kitchen at ground floor with a tea prep at first floor level.

CAR PARKING

A dedicated car park is located to the side of the premises with space for 6 vehicles.



ACCOMMODATION	m ²	ft ²
Ground Floor	116.85	1,258
First Floor	77.28	832
TOTAL	194.13	2,090

The above-mentioned floor areas are calculated on a net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£22,000 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period

RATING

The subjects are currently entered into the Valuation Roll as follows:

Office - £21,750

An incoming tenant will have the opportunity to appeal this figure.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'D'

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

ENTRY DATE

Upon conclusion of Legal Missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

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

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