

# TO LET OFFICE SUITES WITH CAR PARKING

## Regent Centre Regent Road, Aberdeen

INCENTIVES/  
SHORT TERMS LEASES  
AVAILABLE



- Prominent harbour location
- Suites from 2,043 sq ft to 10,675 sq ft
- Rentals from £14 per sq ft

**SHEPHERD**  
Commercial

**Ryden**.co.uk  
01224 588866

## Location

The subjects are located on Regent Road, on Regent Quay within the busy and popular Harbour area of Aberdeen.

Regent Quay is accessed from Market Street and is located circa half a kilometre south of Aberdeen city centre.

The location of the property therefore affords good access to the inner ring road network and also to the main A90 Aberdeen to Dundee trunk road south. The exact location of the subjects is shown on the ordnance survey extract adjacent.

## Description

The subjects comprise a number of office suites within the Regent Centre.

The Regent Centre itself comprises a detached six storey multi-let office building and other occupiers within the building at present include Wood Group, Vroon and ASCO.

The 3<sup>rd</sup> floor suite was fully refurbished approximately 2 years ago, which included new suspended acoustic ceiling, modern sensor operated lighting and installation of zone controlled air conditioning. New carpet tile and laminate floor coverings were also installed. The main long wing benefits from being predominantly open plan with additional private offices, conference rooms and meeting rooms having been installed. The suite can also be offered on a fully furnished basis. The toilet facilities on the half landing have also been refurbished.

The 5<sup>th</sup> floor offices were also refurbished approximately 2 years ago. The accommodation within comprises predominantly open plan offices with a row of cellular offices and meeting rooms. Zone controlled air conditioning cassettes have been installed within the ceiling and the suite further benefits from carpet tiled floor coverings, perimeter trunking and a modern kitchen facility.

The 2<sup>nd</sup> floor short wing is predominantly open plan in nature and benefits from carpet tiled covering and suspended acoustic ceilings incorporating Category II lighting.

The Ground floor suite is also available and is predominantly open plan in nature and benefits from direct access from the main reception area.

Space heating within the suites is provided by means of wall mounted gas fired radiators.

The building benefits from a manned reception area at ground floor level which has been fully refurbished. The building is also served with three passenger elevators leading to the upper floors, with ladies and gents toilet facilities located on each level.

Further to this, a cafe has been introduced at ground floor level which is open from 7am to 3pm Monday to Friday.

## Accommodation / Floor Areas

The accommodation at present within comprises:-

Suite	Floor Area (sq m)	Floor Area (sq ft)	Car Parking Spaces
Ground Floor Short Wing	189.80	2,043	4
2 <sup>nd</sup> Floor Short Wing	251.49	2,707	4
3 <sup>rd</sup> Floor Long Wing	740.22	7,968	11
3 <sup>rd</sup> Floor Short Wing	251.49	2,707	4
5 <sup>th</sup> Floor Part Long Wing	560.90	6,037	8

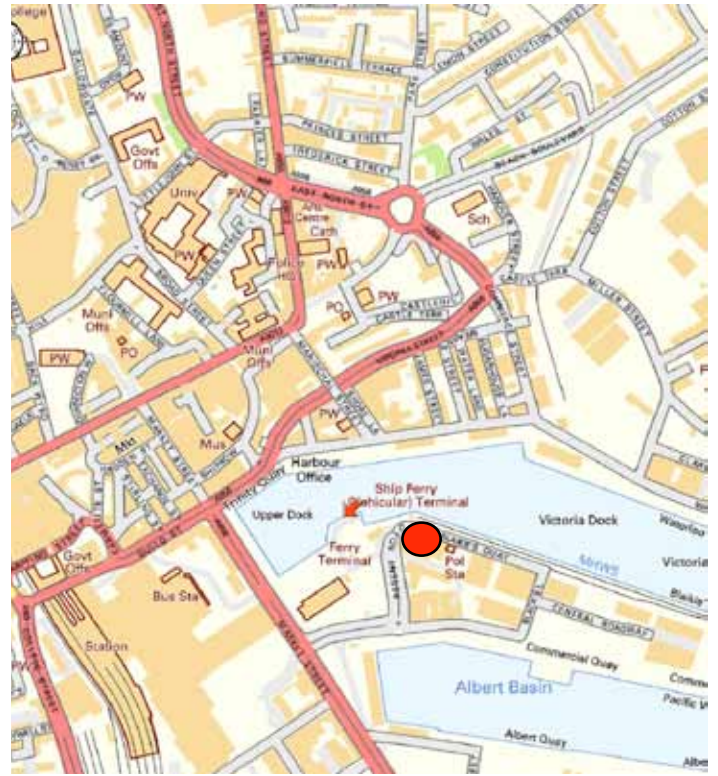
The above floor areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

## Rental

Rental levels for the various suites are available from the joint letting agents upon request. As is standard practice, the rentals will be payable quarterly in advance.

## Service Charge

There is a service charge currently in place which cover both the common parts of the building and the individual suites. Further details in relation to the service charge can be provided upon request.



## Lease Terms

Our clients are seeking to lease the premises on standard Full Repairing and Insuring terms until March 2014. Further details are available upon request.

## VAT

All rents quoted in the schedule are done so exclusive of VAT.

## Legal Costs

In the normal manner the ingoing tenant will be responsible for our client's reasonably incurred legal expenses, along with any Stamp Duty Land Tax and Registration Dues.

## Entry Date

Early entry is available.

## Viewing

For further information or viewing arrangements please contact the joint letting agents:-



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