

ATTRACTIVE RENT & TERMS



HARBOUR SIDE OFFICE
WITH SECURE CAR PARKING



FG Burnett



TO LET
35 Regent Quay

Aberdeen, AB11 5BE | 39.5 sq.m (425 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The building occupies a prominent position on the North side of Regent Quay, close to the junction with the A956 Trinity Quay. By virtue of this location, the property benefits from close proximity to Aberdeen's Rail and Bus stations, as well as the various amenities on offer at Union Square. Union Street, the City's main retail and commercial thoroughfare, is a short walk away.

DESCRIPTION

- 4 storey, traditional granite and slate detached building
- Category A listed and sympathetically refurbished to retain character and original features
- Views across the harbour
- Secure car parking available

RENT

On application.

RATEABLE VALUE

To be assessed on occupation.

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also benefit from rates relief under the various schemes currently available.

LEASE TERMS

Flexible lease terms available.

SERVICE CHARGE

A service charge will apply for the management of the common areas.

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

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

FLOOR AREA

The property has been measured in accordance with IPMS3 and the following approximate area derived:-

Ground Floor Total	39.5 sq.m	425 sq.ft
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Other suites may be available. Further information on request.



VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

LISA COWIE

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