

TO LET  
OFFICE ACCOMMODATION WITH CAR PARKING



CROMARTY HOUSE, 67-72 REGENT QUAY, ABERDEEN, AB11 5AR

- From 438.3 sq. m (4,718 sq. ft) to 2,186.8 sq. m (23,538 sq. ft)
- Open plan floor space
- Generous car parking



### LOCATION

The property is situated on the north side of Regent Quay, close to its junction with Commerce Street, opposite Aberdeen harbour. It has good accessibility with direct access onto the A956, which in turn provides access to A92 South and A96. Cromarty House is within walking distance of the city centre and all its amenities including the bus and rail stations and Union Square shopping and leisure centre and to the east Beach Boulevard Retail Park. The surrounding area is in mixed use with office, industrial and residential in close proximity.

### DESCRIPTION

The property comprises a five-storey detached office building benefitting from the following specification:



- Predominantly open plan office space
- Ground floor canteen / break out space / meeting rooms
- Suspended tiled ceilings
- LG3 lighting
- Comfort cooling system
- Gas central heating to radiators
- Tea prep / break out areas on each level
- Male and female toilets on each level
- Shower rooms on levels 1,2 and 4
- Eight-person 630kg passenger lift
- Parking for 51 vehicles (1:462 sq. ft) is provided nearby to the rear of the property

## ACCOMMODATION

We understand the property provides the following Net Internal Area (NIA) with accommodation available in whole or part:

ACCOMMODATION	SQ. M	SQ. FT
Ground Floor	447.0	4,811
1st Floor	438.5	4,720
2nd Floor	438.3	4,718
3rd Floor	438.5	4,720
4th Floor	424.5	4,569
<b>Total</b>	<b>2,186.80</b>	<b>23,538</b>

## RENT

£10 per sq. ft

## CAR PARKING

51 car parking spaces, providing a ratio of 1:462 sq. ft.

## LEASE TERMS

The subjects are available in whole or in part on a Full Repairing and Insuring Lease(s) for a period to be agreed.

## RATING

The subjects are currently entered in the valuation role as a single entity of £296,000. An estimate can be provided for individual floors.

## ENERGY PERFORMANCE CERTIFICATE (EPC):

The property has an EPC rating of C33. A copy of the EPC report can be made available upon request.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction. The incoming tenant will be liable for any LBTT and Registration dues.

## VIEWING

To arrange a viewing or for further information, please contact the joint letting agents:





To arrange a viewing please contact:



**Chris Ion**  
 Director of Commercial Agency  
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