TO LET
SERVICED OFFICES

GRAHAM SIBBALD



Regent House



Torridon House

Torridon House & Regent House, Regent Quay, Aberdeen, AB11 5AR

- Fully serviced office accommodation
- Superb harbour location
- Lease agreements from 3 months
- On site meeting/conference rooms
- Offices from 151 sq.ft — 1,527 sq.ft



LOCATION

Torridon House lies towards to the East end of Regent Quay, close to its junction with Commerce Street whilst Regent House lies to the West of Regent Quay, close to its junction with Virginia Street, both overlooking the Aberdeen harbour.

Union Street is within comfortable walking distance, as are Union Square Shopping Centre and the train and bus station.

An exact location of the property is highlighted in the above plan.

DESCRIPTION

Torridon House — The building, a former tea warehouse, has been sympathetically restored by Cromdale Ltd and now offers self-contained office suites served by a passenger lift. Individual layouts and areas are shown on the floor plans which can be accessed at http://www.cromdale.com/. On the ground floor, a manned reception is provided, attractively finished, together with a private meeting room available to the tenants.

The available suites vary in size from 703 sq.ft (65 sq.m) to 964 sq.ft (90 sq.m).

Car parking is available both on site and garaged, immediately adjacent. Each floor benefits from 2 private spaces with additional parking available if required.

Regent House — A comprehensively modernised late 19th century B listed commercial building over four floors designed in the Baroque style by Alexander Mackenzie the architect, for turn of the century extensions to Marischal College. There is a mews annexe to the rear. The centre benefits from onsite parking. The property comprises 19 suites over 9,500 sq.ft (822.5 sq.m). The available suites vary in size from 151 sq.ft (14 sq.m) to 1,527 sq.ft (141.7 sq.m). Each suite will be separately assessed for Local Authority Rates.

FLOOR AREAS

Please consult http://www.cromdale.com/ for an up-to-date list of office suites available in either building.

LEASE TERMS

Our clients are very flexible and are open to discussing terms from 3 months onwards.

RENT

On application.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate will be provided before the date of entry.

ENTRY

Immediate, upon completion of legal formalities.

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 (LLBT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425298



Shona Boyd
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188

IMPORTANT NOTICE

1. 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.
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6. Date of Publication: January 2025