

Lot 39, Cromarty House, 67-72 Regent Quay, Aberdeen, **AB11 5AR**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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Property Information

Heritable Office Building

- Harbourside Office Building with Generous Car Parking
- Close to City Centre, Union Square Shopping Centre and Railway and Bus Stations
- Redevelopment Opportunities (Subject to Planning)
- Neighbouring occupiers include Trubhor Engineering and Seadyn, together with a mix of office, workshop and cafe occupiers.

Lot

39

Auction

12/Jul/2022

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

Aberdeen Railway Station (Mainline and Scotrail) (0.5 miles west)

Air

Aberdeen International Airport (6.5 miles west)

Situation

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, Union Square shopping and leisure centre and to the east Beach Boulevard Retail Park.

Tenure

Heritable. Scottish Equivalent of English Freehold

EPC

See legal pack.

Description

The property comprises a five-storey detached office building largely set out as open plan space. The specification of the property includes, suspended tiled ceilings, comfort cooling system, an 8 person passenger lift and car parking for 51 cars in close proximity to the property (car park to the rear and at James Street).

VAT

VAT is applicable to this lot.

Completion Period

6 week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Possession
Ground	Office	447.00 sq m	(4,811 sq ft)	VACANT POSSESSION
First	Office	438.50 sq m	(4,720 sq ft)	
Second	Office	438.50 sq m	(4,720 sq ft)	
Third	Office	438.50 sq m	(4,720 sq ft)	
Fourth	Office	424.50 sq m	(4,569 sq ft)	
Total		2,187.00 sq m	(23,540 sq ft)	

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