AB11 5AR

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





Heritable Office Building

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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	Auction
39	12/Jul/2022

Vacant Possession

Available

Sector

Office

Status

Auction Venue

Live Streamed Auction

Location

Miles 67 miles north-east of Dundee

Roads A90, A96

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

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

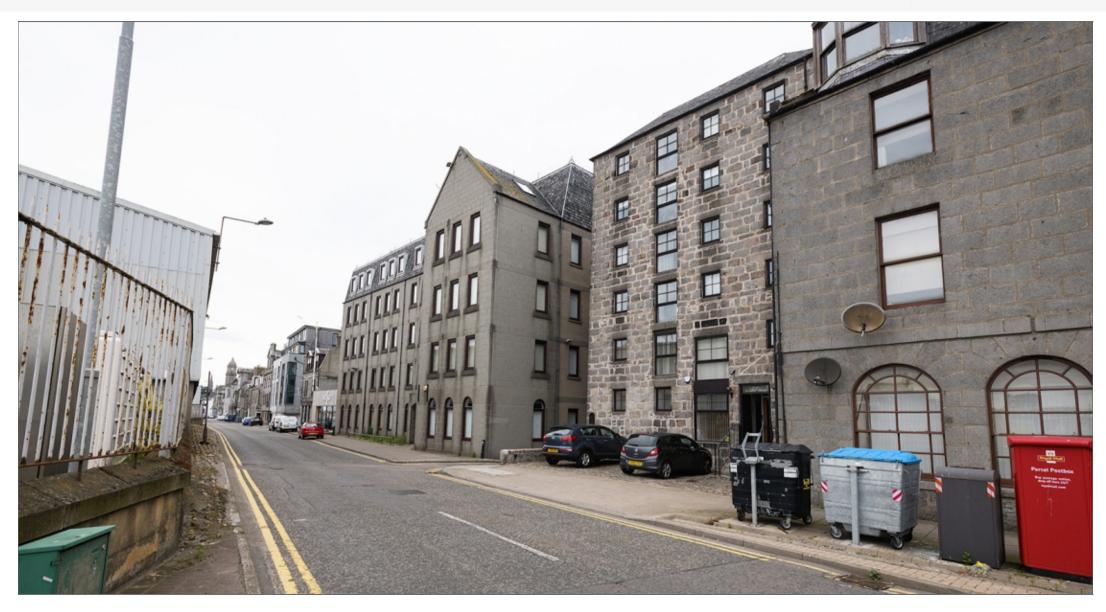
Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Possession
Ground First Second Third Fourth	Office Office Office Office Office	447.00 sq m 438.50 sq m 438.50 sq m 438.50 sq m 424.50 sq m	(4,720 sq ft) (4,720 sq ft) (4,720 sq ft)	
Total		2,187.00 sq m	(23,540 sq ft)	

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