



TO LET

CITYWHARF

SHIPROW / ABERDEEN / AB11 5BY

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LOCATION

Located on Shiprow in the city centre of Aberdeen, City Wharf is ideally positioned for **easy transport access** as the city's bus and train stations are located only a short walk away and parking is available nearby at the adjacent NCP car park.

The property is located on the east side of Shiprow close to its junction with Exchequer Row and approximately 50m south of Union Street, Aberdeen's main commercial thoroughfare which benefits from a vast array of local amenity.

Recently, Shiprow has been revitalised by the local food and drink offering at Shiprow Village with a variety of vendors and new opportunities for small independent pop-ups.

Nearby occupiers include **James Fisher AIS, Clarksons, OGA, V.Ships, EY, RBS, Chevron, NHS, PureGym, Costa, Prezzo, All Bar One, Miller & Carter, Brewdog and Mackies 19.2 Ice Cream Parlour.**



LOCATED ON SHIPROW, CITY WHARF HAS A PROMINENT CITY CENTRE LOCATION WITH A WEALTH OF AMENITY ON ITS DOORSTEP

CITYWHARF

James Fisher AIS, OGA, V.Ships

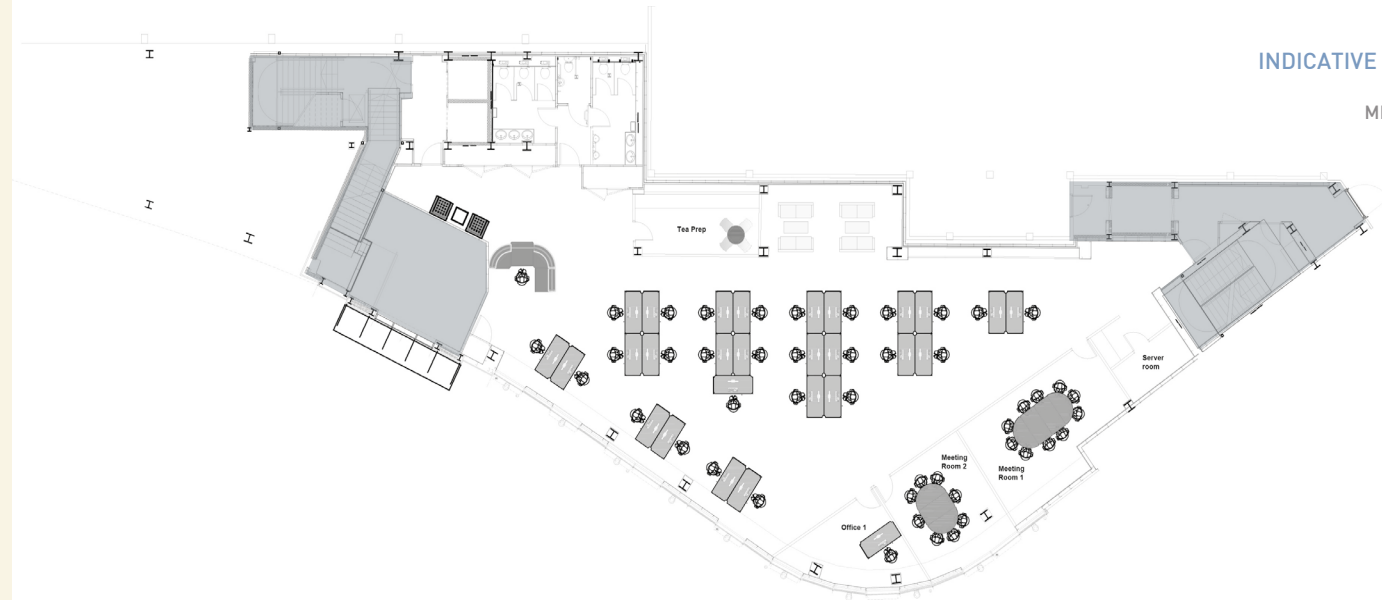
1. ABERDEEN CITY COUNCIL
2. ALL BAR ONE, COSTA, MACKIE'S 19.2, PREZZO, TONY MACARONI
3. Residence Inn by Marriott
4. MILLER & CARTER STEAKHOUSE
5. BREWDOG
6. vue
7. NCP
8. ibis
9. PUREGYM

CITY WHARF IS A MIXED USE DEVELOPMENT INCORPORATING OFFICE, LEISURE AND RETAIL USES. THE DEVELOPMENT COMPRISES CIRCA 30,000 SQ FT OF OFFICES AND ALSO INCLUDES A 107 BEDROOM HOTEL OPERATED BY IBIS.

DESCRIPTION




City Wharf is a mixed use development incorporating office, leisure and retail uses. The development comprises circa 30,000 sq ft of offices and also includes a 107 bedroom hotel operated by Ibis. The office accommodation, which has recently been refurbished, benefits from the following specification:-

- / Recently refurbished ground floor reception foyer with concierge
- / 2 x high speed 8 person passenger lifts
- / Open plan fully raised access floor plates
- / VRF heating and cooling system and LED lighting
- / Designated male/female and accessible WCs on each level



ACCOMMODATION

The following floor areas have been calculated in accordance with the International Property Measurement Standards: IPMS 3 – Offices

Level 1	Available	383.0 sq m (4,123 sq ft)
Level 2	Let to Clarksons	
Level 3	Available	550.4 sq m (5,924 sq ft)
Level 4	Let to James Fisher AIS	
Level 5	Let to V-Ships	



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LEASE TERMS

The space available is available on Full Repairing and Insuring terms for a negotiable lease duration. Any medium to long term lease will incorporate upward only rent review at regular intervals.

RENT

£16.00 per sq ft.

CAR PARKING

Car parking spaces within the adjoining NCP car park are available by separate negotiation.

RATEABLE VALUE

Level 1 £65,500

Level 3 £93,500

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D.

A copy of the EPC can be provided upon request.

SERVICE CHARGE

There will be a service charge for upkeep of common parts and external fabrics. Details can be provided on request.

VAT

VAT will be payable on any monies due under the lease.

ENTRY

Available immediately upon conclusion of legal missives.

VIEWINGS & FURTHER INFORMATION

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



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