

**TO LET**  
**DETACHED WEST END OFFICE**

**GRAHAM  
SIBBALD**



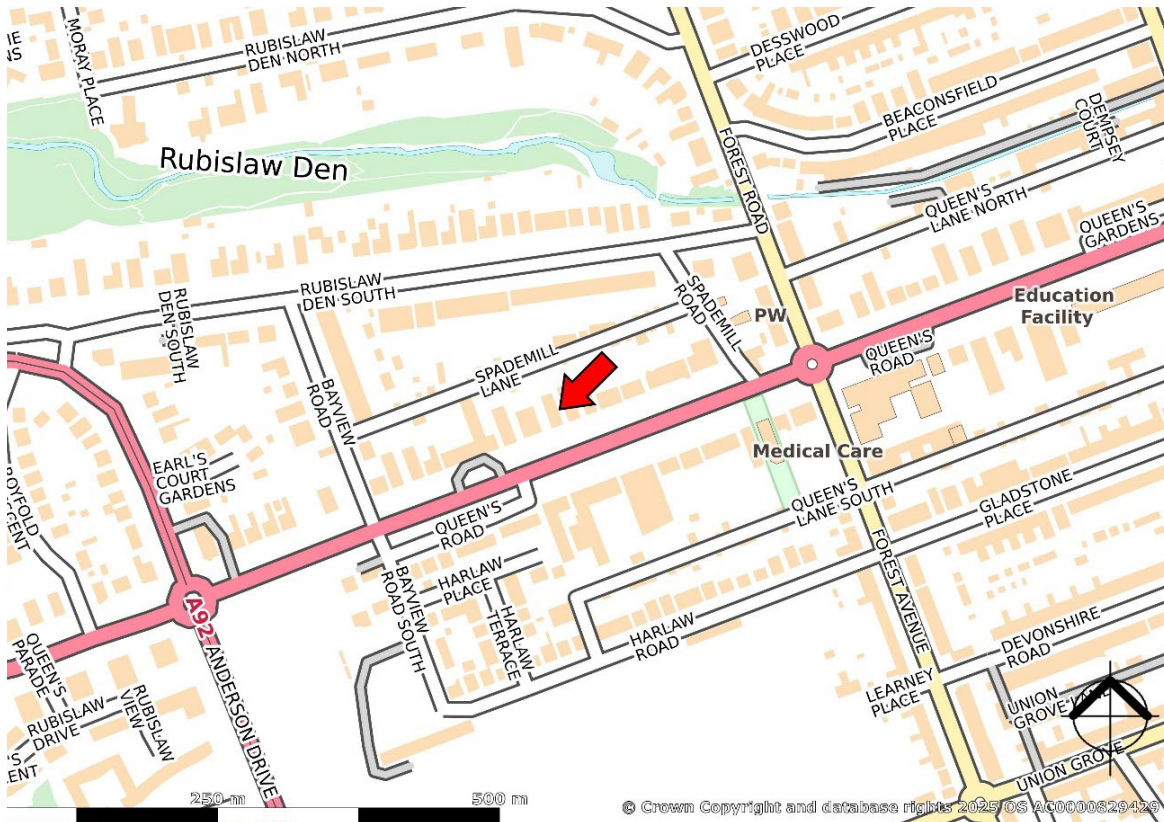
**64 Queens Road, Aberdeen, AB15 4YE**

- Prominent West End location
- Finished to a high specification
- Ready for occupation including office furniture
- NIA — 288.30 sqm (3,104 sq ft)

## LOCATION

The subjects are prominently located in the heart of Aberdeen's West End, one of the city's most active business districts. Queen's Road is regarded as one of the most prestigious addresses within the city and is home to many professionals and businesses. The city centre is approximately 1 mile east of the property, and to the west is only a short distance from North Anderson Drive (A90), the city's main arterial route providing easy access to both north and south of the city.

Surrounding occupiers include Knight Property Group, Gary Walker Wealth Management, The Chester Hotel, and The Malmaison.



## DESCRIPTION

The subjects comprise a Category B-listed, detached granite building which provides accommodation over ground, first and second floors. The property benefits from a prominent front elevation with columns either side of the front entrance, leading to a porch and hallway. The ground floor and first floors provide office accommodation across a range of different sized rooms and are similarly finished to a contemporary specification throughout. In addition, there are W.C and tea prep provisions available on each floor.

A key highlight of this property is the spacious boardroom on the first floor, which enjoys a first-class outlook across Queen's Road and benefits from natural light via one of the building's prominent bay windows. Another stand out feature is the accommodation on the second floor, which provides a uniquely designed breakout area and kitchen facilities for staff use. This floor leads out to an enclosed balcony area that enjoys views across the surrounding locale. There is also a shower room which has been finished to a high specification. Across the building it achieves a modern look, whilst incorporating historic features, offering something not often seen in the West End office market.

## CAR PARKING

The property benefits from 14 car parking spaces to the front and rear of the building.

## ACCOMMODATION

We calculate the following approximate Net Internal Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
Ground Floor	126.50	1,362
First Floor	111.14	1,196
Second Floor	50.68	546
<b>TOTAL</b>	<b>288.30</b>	<b>3,104</b>

## RENT

£80,000 per annum.

## LEASE TERMS

Our clients are seeking to lease the premises on Full Repairing and Insuring terms for a period to be agreed. Any medium/long-term leases will provide for upward only rent reviews at periodic intervals.

**Inclusion of office furniture can be included in the agreement with a prospective tenant.**

## EPC

A copy of the EPC and Recommendation Report can be provided upon request



## RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having a Rateable Value of £57,000 effective from 1 April 2023. The Uniform Business rate poundage for 2024/2025 is 49.8 p in the £.

The Draft Value for 2025/2026 is £54,000 which will be effective from 1 April 2026.

## VAT

Unless otherwise stated, all prices, premiums and rent are quoted exclusive of Value Added Tax (VAT).

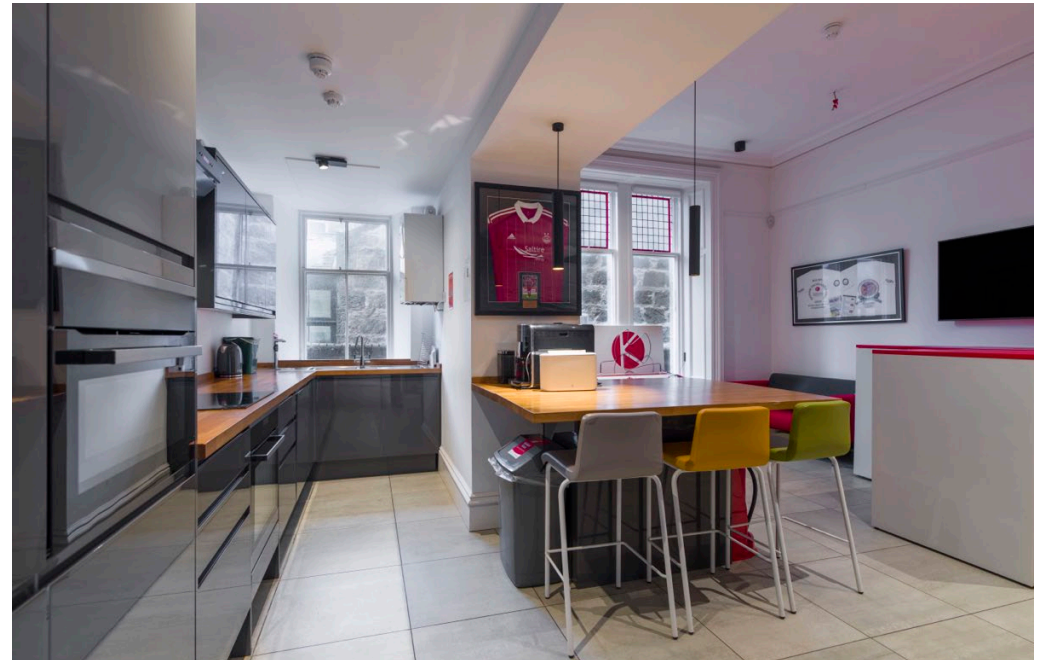
## LEGAL COSTS

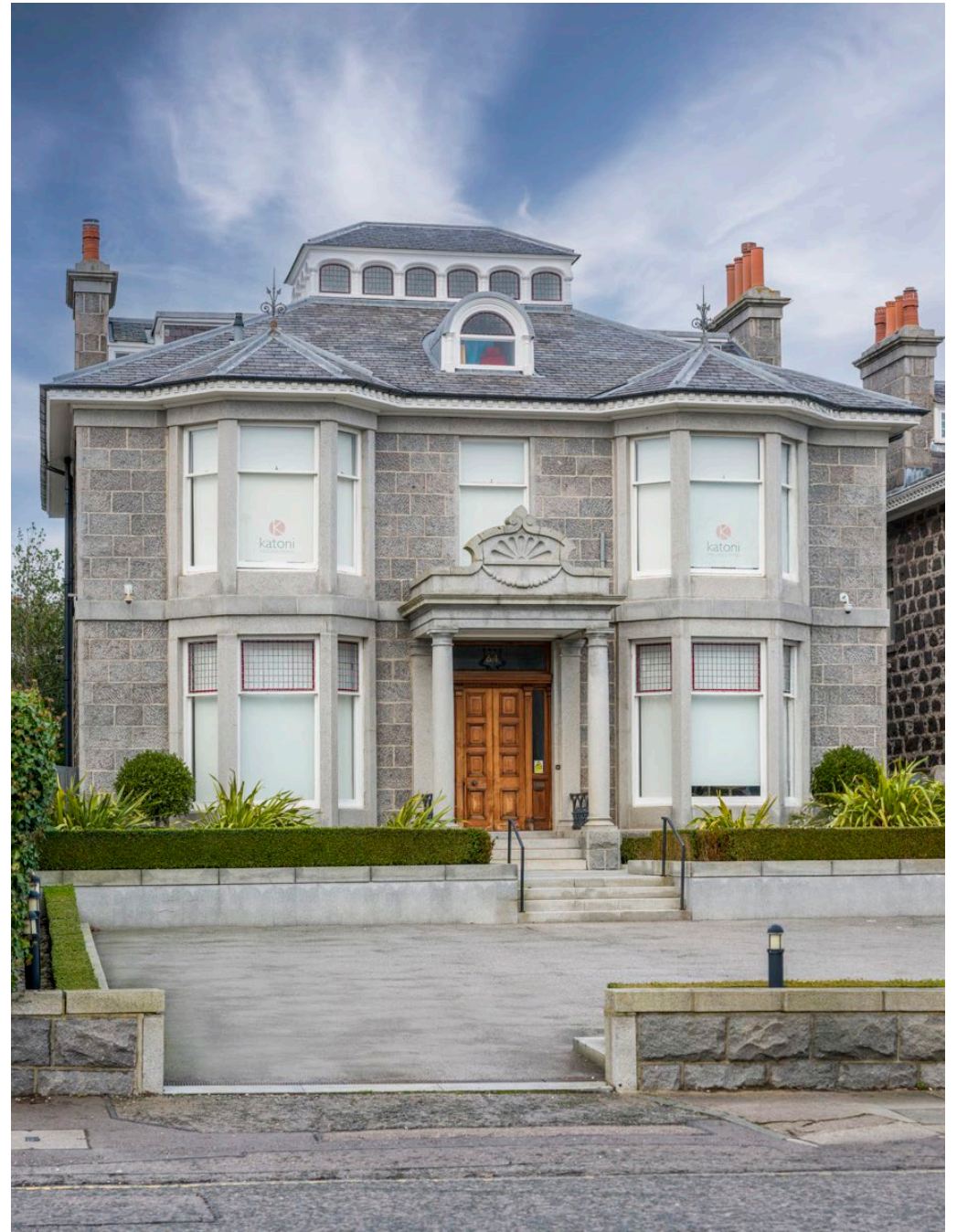
Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

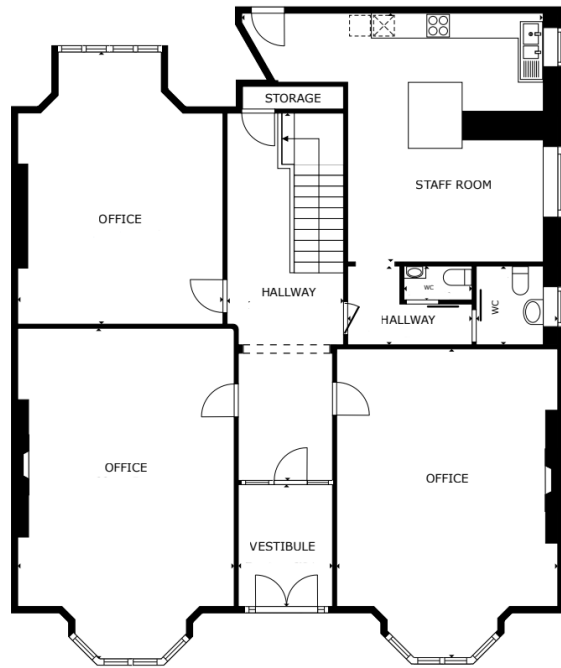
## VIRTUAL TOUR

Click [here](#) to view the virtual tour.

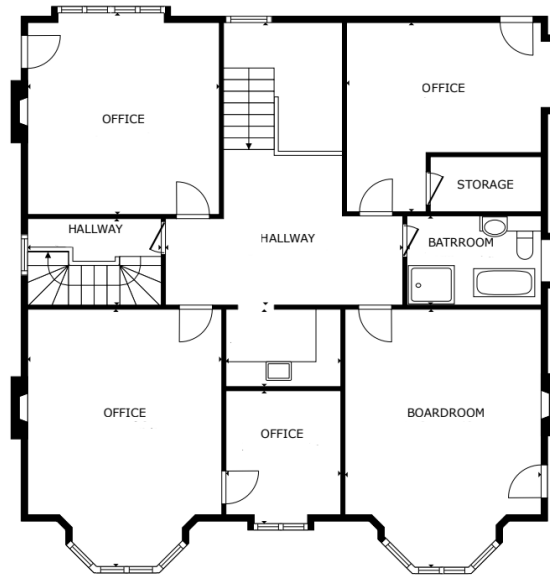




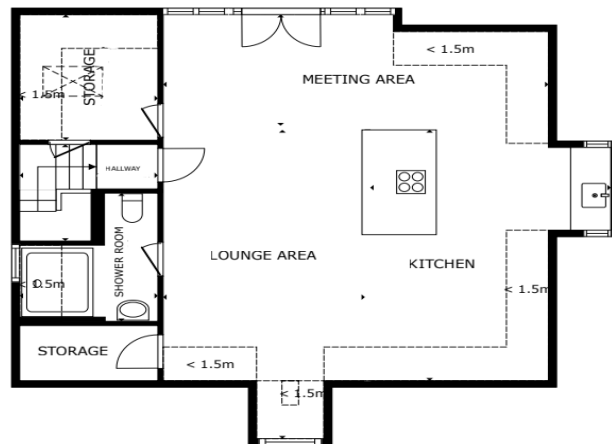




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

To arrange a viewing please contact:



**CHRIS ION**  
Partner  
chris.ion@g-s.co.uk  
07717 425 298



**SHONA BOYD**  
Senior Surveyor  
shona.boyd@g-s.co.uk  
07741 314188

**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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.