

TO LET

PRESTIGIOUS DETACHED WEST END OFFICE

 GRAHAM
SIBBALD



12 Queens Road,
Aberdeen
AB15 4ZT

- Highly prominent detached West End office
- Modern extension to the rear
- Net Internal Area — 550.8 sq.m (5,930 sq. ft)
- 18 Car parking spaces



LOCATION

The property is situated in a prime location on Queens Road, in the heart of Aberdeen's prestigious West End, one of the city's most sought-after business addresses. The city centre is less than a mile to the east, and the property is within easy reach of North Anderson Drive, which connects directly to the A90. The A90 is Aberdeen's main arterial route, providing convenient access to both the northern and southern trunk roads.

The surrounding area is home to a diverse range of occupiers, including Pinsent Masons, CMS Aberdeen, The Dutch Mill Hotel, The Chester Hotel, Hutcheon Mearns, and The Net Zero Technology Centre.

DESCRIPTION

The property features a detached office building constructed from traditional granite, complemented by a modern single-storey extension at the rear. Spanning over lower ground, ground, first, and second floors, the original section primarily consists of cellular office spaces. This is well complimented with the open-plan office in the extension which benefits from a comfort cooling heating system and LG7 lighting.

The property has multiple meeting rooms and staff tea prep areas throughout, with a storage area in the lower ground floor. The second floor is an open-plan office accessible via an internal spiral staircase.

At the rear, there is a landscaped grassed area alongside a secure car park with 12 spaces with a further 6 spaces at the front of the property.

ACCOMMODATION

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

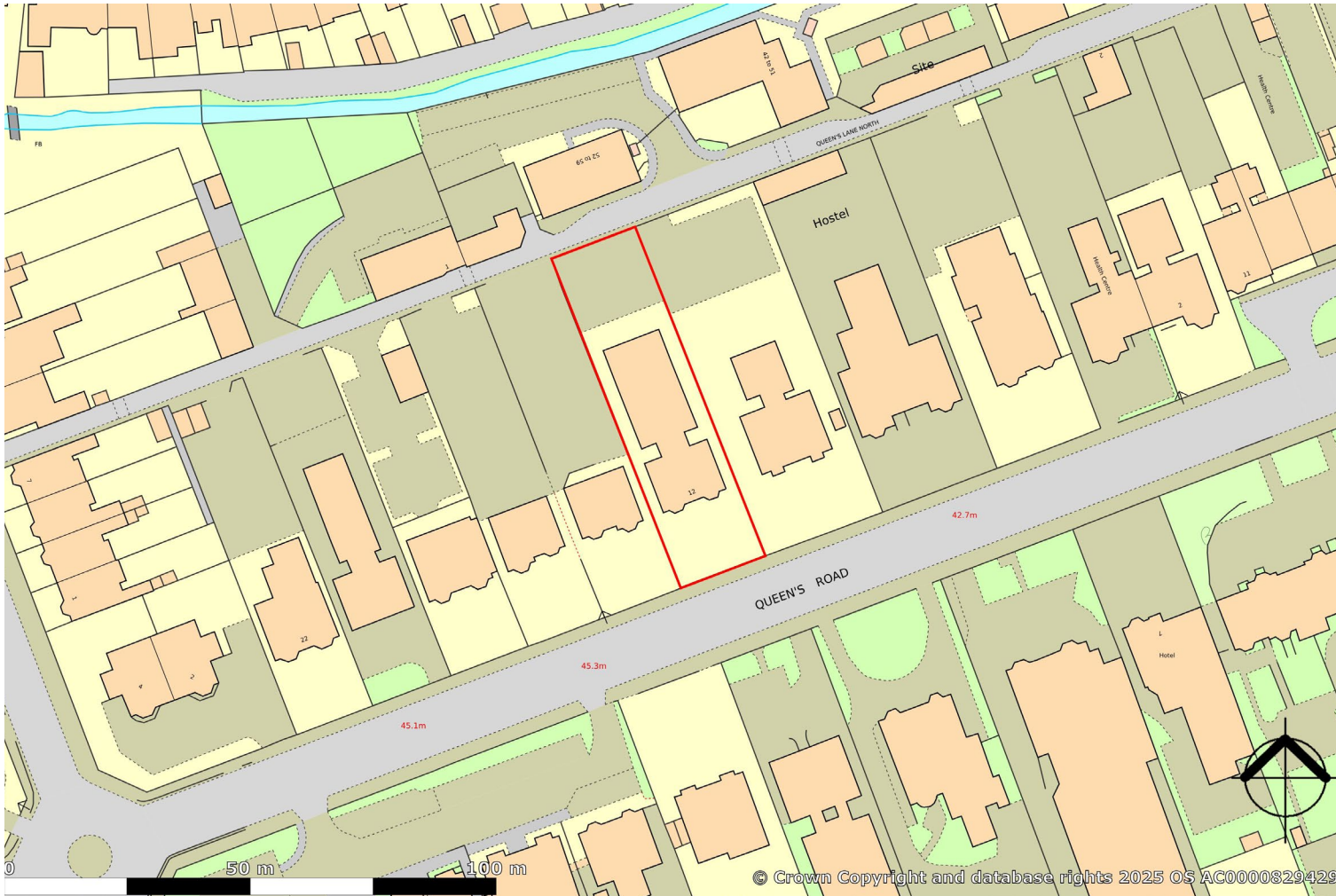
	SQ. M	SQ. FT
Lower Ground Floor	71.53	770
Ground Floor	336.84	3,626
First Floor	96.8	1,042
Second Floor	45.71	492
TOTAL	550.88	5,930

RENT

£125,000 per annum, exc.

RATEABLE VALUE

The property is entered in the current valuation roll as follows: Rateable Value - £100,000. The Uniform Business Rate for 2024/2025 is 54.5p in the £.



To arrange a viewing please contact:



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



Shona Boyd
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.
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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025

VAT

All prices, rent and premiums quoted are exclusive of VAT.

EPC

The subjects have an EPC of A Further details are available on request.

ENTRY

By arrangement.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

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