

Aberdeen AB15 4YL

9 Queens
Road

Situated in one of the most prestigious addresses in the heart of Aberdeen's business district, 9 Queens Road is a Jacobean style villa with an inspiring modern open plan extension.

With an abundance of restaurants, cafés and hotel accommodation together with financial and professional services all in close proximity, 9 Queens Road is at the centre of a truly distinguished neighbourhood.

WHERE PRESENCE MEETS LOCATION





AND DESIGN MEETS SPECIFICATION

This remarkable building will be repositioned as a first-class workspace of unparalleled quality and attention to detail. Built in 1878, the Category B listed detached granite building will be sympathetically restored to retain its magnificent period features and together with the stunning modern addition providing contemporary flexible open plan accommodation, the redevelopment has been recognised at the prestigious International Property Awards.





9 Queens Road provides a distinctive mix of the traditional and the contemporary with specification levels, flexibility and a quality of finish to meet corporate occupiers expectations. The space enables flexible sub-division and diverse space planning options. Predicting an EPC rating of A, 9 Queens Road will provide excellent efficiency and environmental credentials.





SPACE TO FLOURISH

The project design team have embraced the period features of the building to enhance the quality of the original architects vision to deliver an exceptional visitor experience with a lasting impression.

The spacious floor plates of the workspace have generous floor to ceiling heights and with glass cladding on three elevations the natural light and aspect of the building provides a bright, pleasant working environment.





HIGHLY SPECIFIED

The property will be comprehensively refurbished to meet all modern occupier requirements, benefiting from an enhanced specification that includes an in-house café/lounge for occupiers.



34 car parking spaces



Cycle storage and drying room



All electric, fossil fuel free energy system



High speed fibre installation



Lockers, showers and dressing areas



Comprehensive IT/floor box provision



EV compliant car spaces



Low carbon VRF heating and cooling



Extensive natural light



DDA compliant accessibility



100% LED energy efficient lighting



Co-working collaboration lounge



Lift to all floors



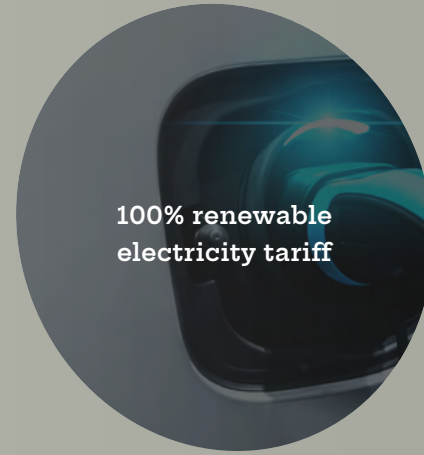
Large, flexible floor plates



A net zero operational ready building



Embodied carbon savings through design and preservation of the original building structure



100% renewable electricity tariff





PREMIER LOCALE

The building is located on the south side of Queens Road near the junction of Albyn Place at Queens Cross, affording a high profile position in the heart of Aberdeen's office district. Local occupiers include a mix of commercial and leisure uses including occupiers such as:

- 01 Pinsent Masons
- 02 CMS
- 03 Hutcheon Mearns
- 04 Opportunity North East
- 05 Aberdeen Considine / Wood Family Trust
- 06 ETZ / Activepayroll / Gilson Gray
- 07 Virgin Money
- 08 Royal Bank of Scotland
- 09 Bank of Scotland
- 10 Stronachs
- 11 Handelsbanken
- 12 Global E&C
- 13 Genesis



The Dutch Mill

Hotel, Restaurant & Bar

Next door



Cookie Cult

5 min walk



Co-op on Fountainhall Rd

5 min walk



Malmaison

Hotel, Bar & Grill

6 min walk



Cafe Cognito

7 min walk



Rendezvous

8 min walk



No.10 Bar & Restaurant

8 min walk



Milton on the Corner

15 min walk



Nuffield Health

15 min walk



Aberdeen Music Hall

20 min walk



Aberdeen Train & Bus Station

20 min walk



Union Square

20 min walk

20 MINUTE CITY

Aberdeen is Scotland's third largest city with a population of 220,000 and a regional catchment of 500,000. The city is globally recognised as the Energy Capital of Europe and is transitioning to become Europe's Net Zero Capital, being at the forefront of a Global Energy Transition to a lower carbon world.

The city is an internationally recognised business destination with excellent academic and research capabilities and a highly skilled workforce. The city benefits from two highly regarded Universities and is one of the most visited tourist and commercial destinations in the UK after London and Edinburgh. The city boasts many tourist attractions as well as being a centre of excellence for conferencing and entertainment.

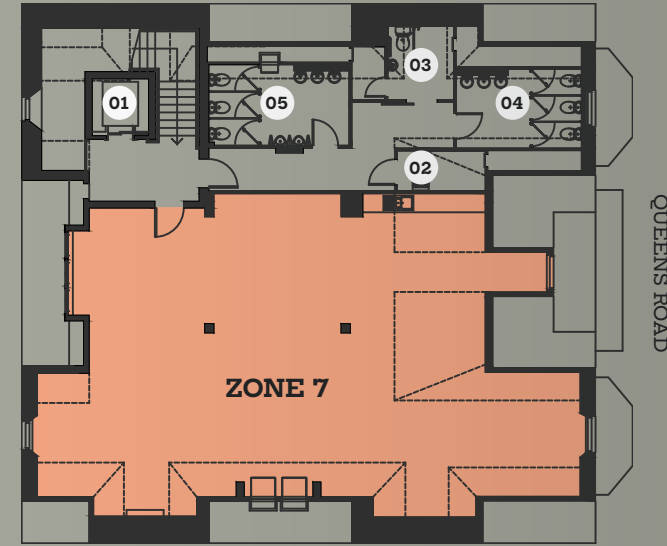
FLOOR PLANS

ACCOMMODATION

ZONE	SQ FT	SQ M
1	6,996	650
2	1,237	115
3	625	58
4	1,582	147
5	6,303	585
6	1,996	185
7	1,610	149
TOTAL	20,349	1,889

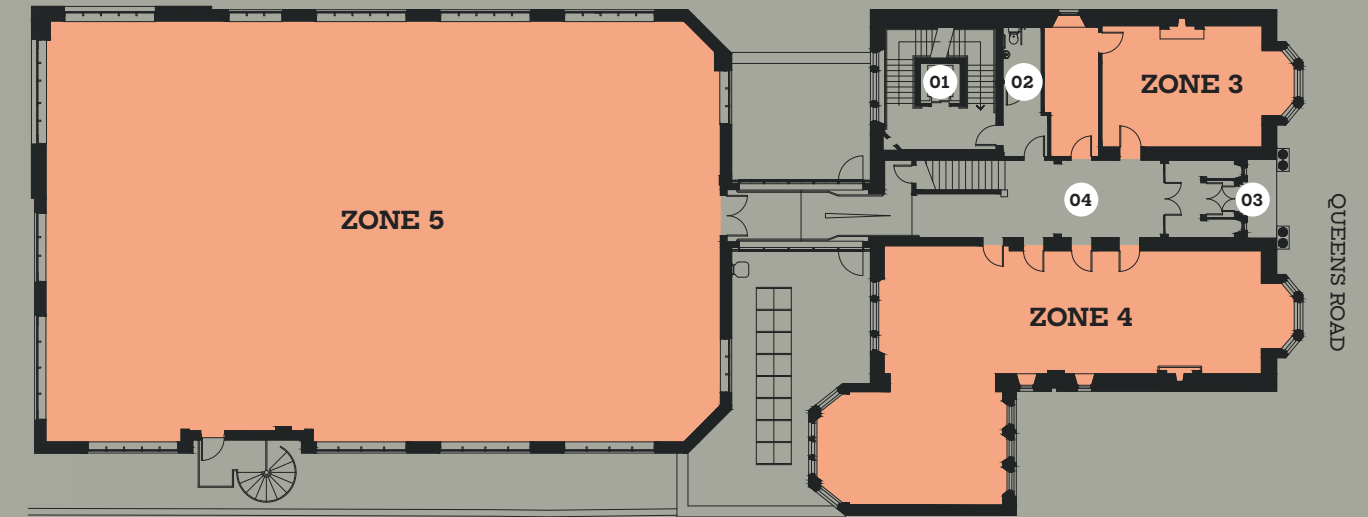
SECOND FLOOR

- 01 Lift
- 02 Cleaners Cupboard
- 03 Accessible Toilet
- 04 Female Toilet
- 05 Male Toilet



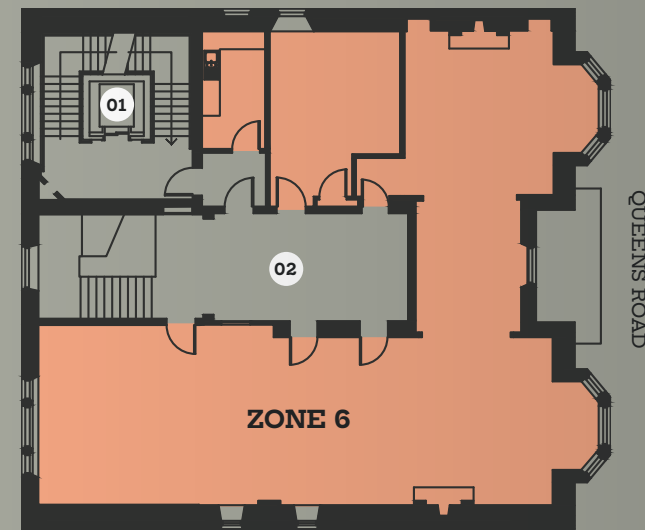
GROUND FLOOR

- 01 Lift
- 02 Accessible Toilet
- 03 Main Entrance
- 04 Hallway



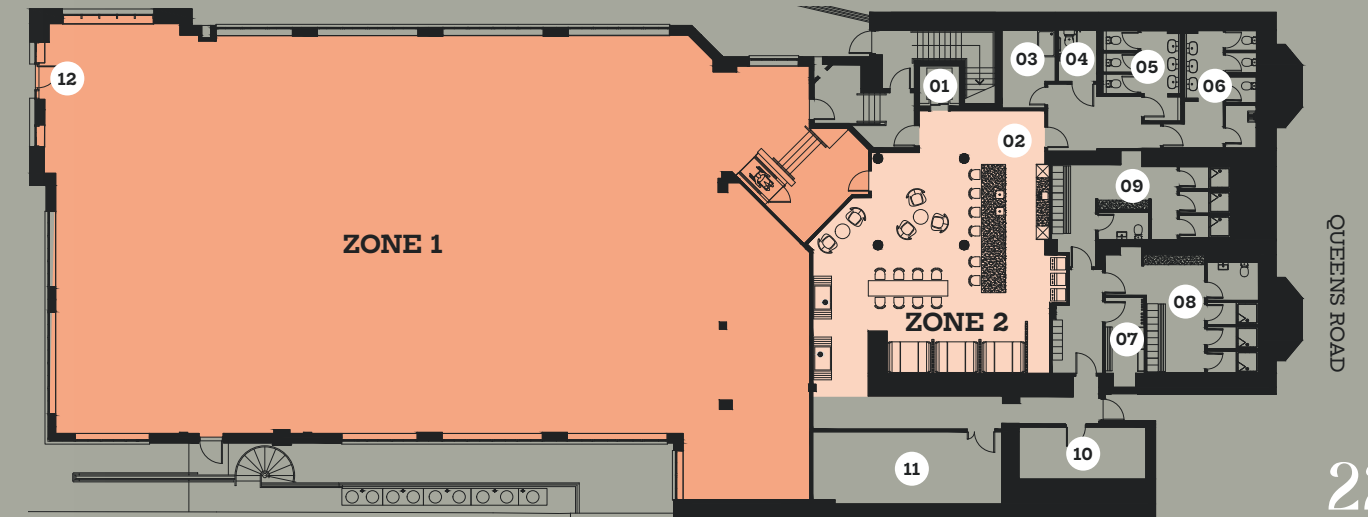
FIRST FLOOR

- 01 Lift
- 02 Hallway



LOWER GROUND FLOOR

- 01 Lift
- 02 Café / Work Zone
- 03 Accessible Shower
- 04 Accessible Toilet
- 05 Female Toilet
- 06 Male Toilet
- 07 Drying Room
- 08 Female Showers / Lockers / Toilet
- 09 Male Showers / Lockers / Toilet
- 10 Plant Room
- 11 Comms Room
- 12 Self Contained Entrance



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DEVELOPER



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