

A wide-angle photograph of a modern office interior. The room is filled with rows of desks and cubicles, each equipped with a computer monitor. The desks have light-colored wooden tops and grey metal frames. The cubicles are separated by dark grey partitions. Large windows with blinds are visible along the back wall, and the ceiling is a drop ceiling with recessed square lights. A blue banner is overlaid at the bottom of the image.

**VIDEO
TOUR**

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WEST END OFFICE PREMISES

- > MODERN OPEN PLAN SPECIFICATION
- > 36 DESKS ASSOCIATED WITH THE SUITE
- > FLOOR AREA – 342.7 SQM (3,688 SQFT)
- > 7 DEDICATED CAR PARKING SPACES
- > ALL INCLUSIVE RENTAL/FLEXIBLE LEASE TERMS AVAILABLE

TO LET

13 QUEEN'S ROAD, ABERDEEN, AB15 4YL

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LOCATION

The subjects are located on the south side of Queen's Road, within the heart of the west end office area. The location is home to a number of office occupiers to include, St James's Wealth, North Star Shipping and the Net Zero Technology Centre. In addition, the area is well served by local amenity to include the Chester and Malmaison Hotels, The Dutch Mill and Cognito on the Cross Coffee Shop.

Anderson Drive and the inner ring road system is a short distance to the West and Union Street to the East ensuring that the location is accessible from all parts of the City.

DESCRIPTION

The accommodation is accessed from a dedicated door to the side of the premises and accordingly provides self-contained office accommodation.

The subjects comprise of modern open plan office accommodation along with a single meeting room and dedicated kitchen facilities. Male and female W.C facilities along with shower facilities are also dedicated to the suite. The accommodation benefits from raised access floors, CAT 6 cabling, VRF air conditioning system and office furniture providing a ready to occupy office. The space currently has 36 desks with the ability to add more.

In addition, there are two large meeting rooms to the front of the premises which would also be available providing further meeting accommodation.

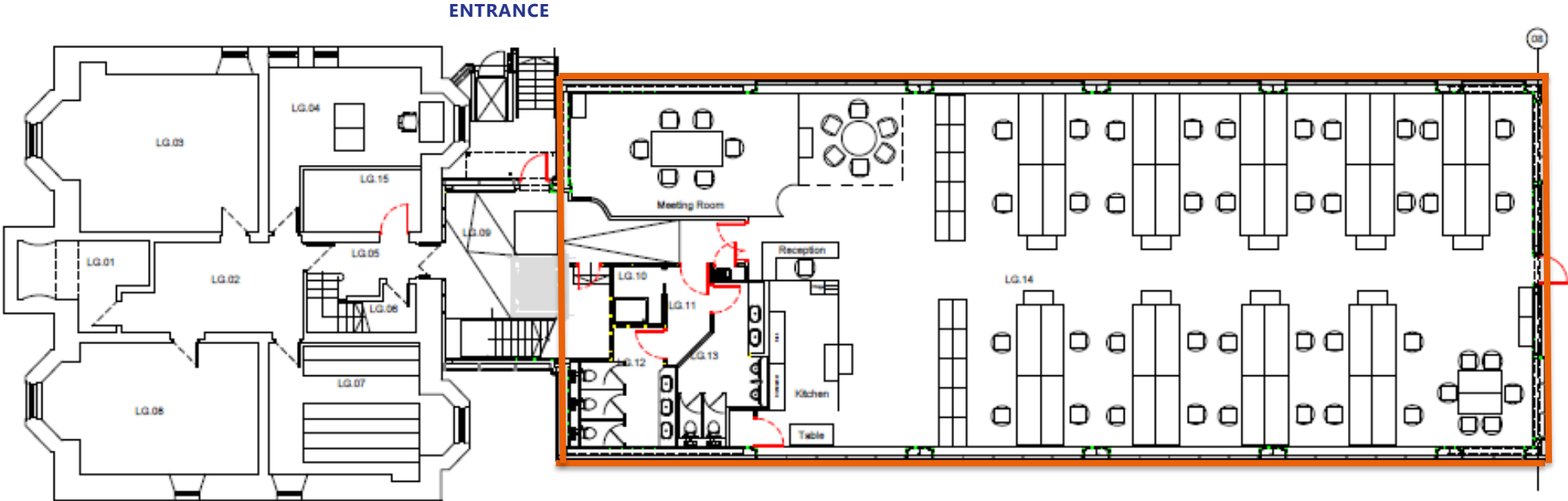
CAR PARKING

7 Dedicated car parking spaces are associated with the suite.

Additional car parking spaces can be provided nearby by separate negotiation.



FLOOR PLAN



ACCOMMODATION	m ²	ft ²
Open Plan Office	342.7	3,688

The above-mentioned floor areas are calculated on a net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£70,000 per annum exclusive of VAT and payable quarterly in advance.

Alternatively, an all inclusive rental will be considered with further information available upon request.

LEASE TERMS

The premises are available on the basis of a sub-lease expiring October 2027.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATING

The subjects are currently entered into the Valuation Roll as follows:

Office - £64,500

Car Parking - £5,200

An ingoing tenant will have the opportunity to appeal this figure. Rates relief may be available with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of 'C'.

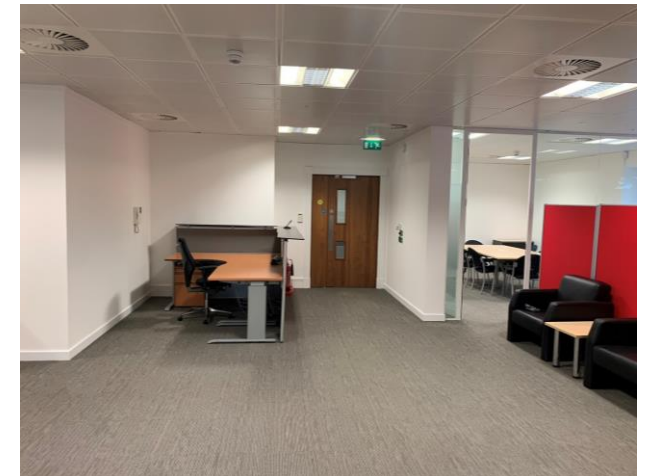
Further information and a recommendation report is available to seriously interested parties on request.

ENTRY DATE

Upon conclusion of Legal Missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues, the cost of obtaining landlord's consent and LBTT where applicable.



For further information or viewing arrangements please contact the sole agents:

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 Mark McQueen, mark.mcqueen@shepherd.co.uk

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