

TO LET

West End Office Premises

Modern Open Plan Specification

**Furnished Accommodation With
36 Desks**

342.7 SQM (3,688 SQFT)

7 Dedicated Car Parking Spaces

**All Inclusive Rental/Flexible
Lease Terms Available**



VIDEO TOUR

13 QUEENS ROAD, ABERDEEN, AB15 4YL

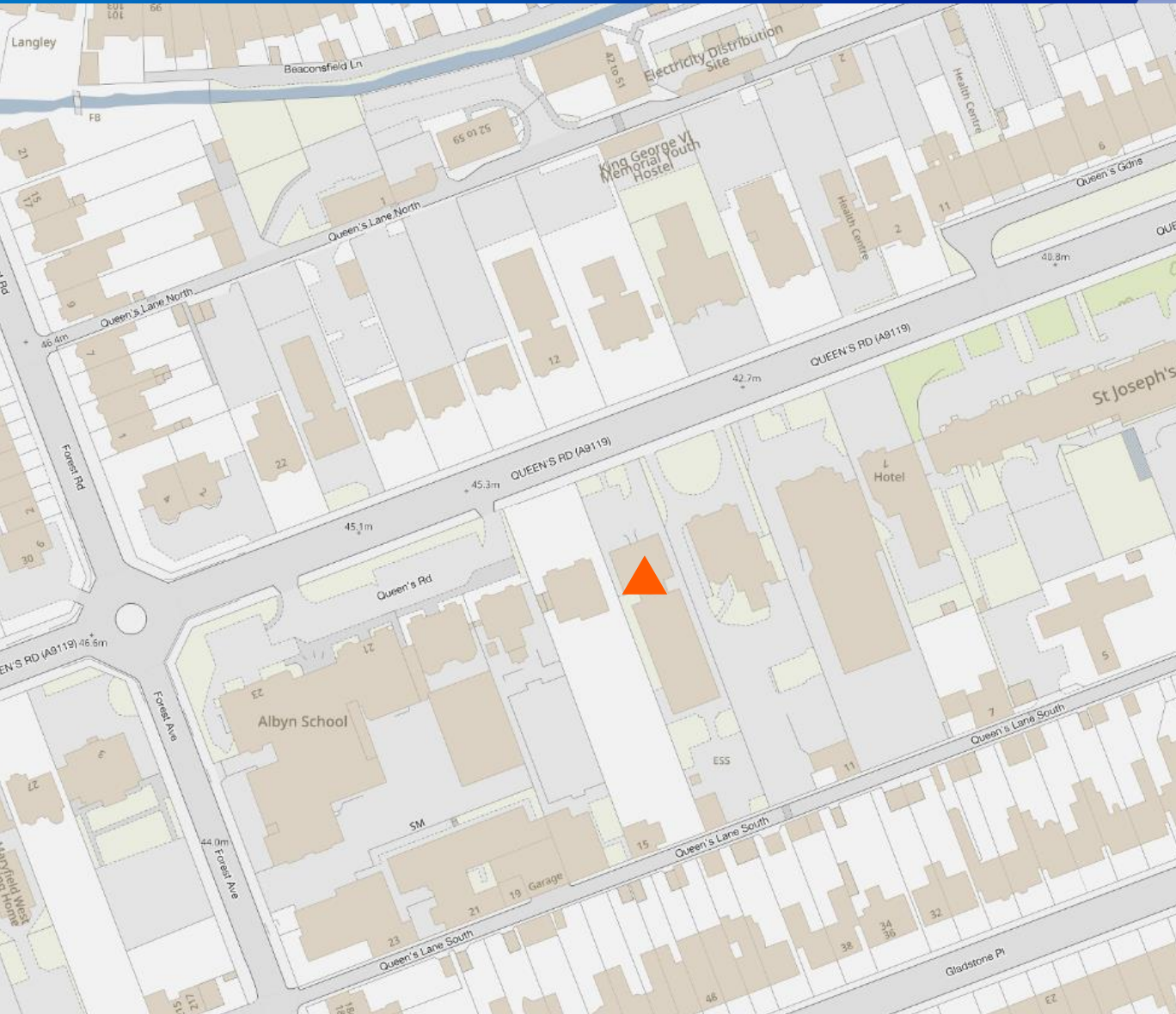
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Shona Boyd shona.boyd@shepherd.co.uk





Location

13 QUEENS ROAD, ABERDEEN, AB15 4YL



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

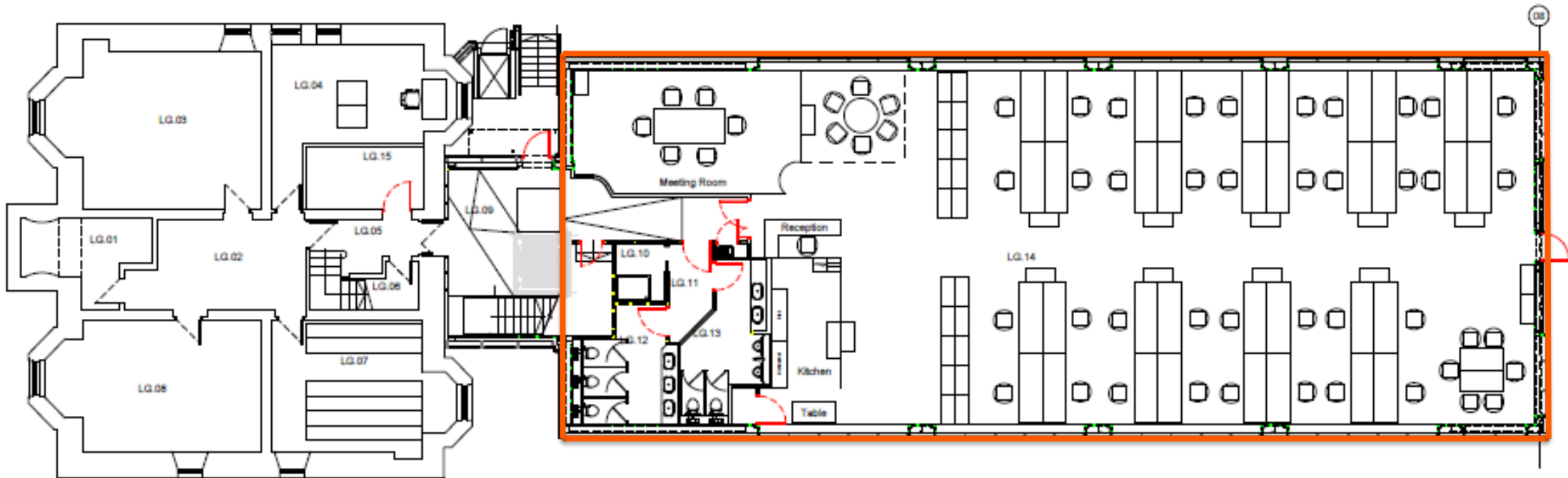


FIND ON GOOGLE MAPS



Floor Plans

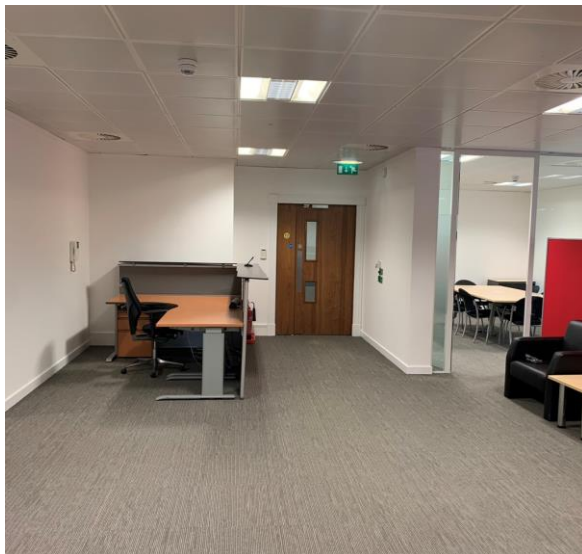
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Description

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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.



Accommodation

	m ²	ft ²
Office	342.7	3,688

The above floor area has been 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.

Get in Touch

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



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Shona Boyd

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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