

# To Let

## 2&3 Queen's Terrace

Aberdeen, AB10 1XL

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Two Adjacent Mid Terraced Town Houses  
Available on Flexible Lease Terms

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- Prime West End location
- From c.253 sq.m (c.2,723 sq.ft) to c.1,518 sq.m (c.16,340 sq.ft)
- Open plan configuration and flexible lease terms
- Available in whole or in part

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## Location

2&3 Queen's Terrace are situated in the heart of Aberdeen's established West End office district. By virtue of their location, the offices benefit from a prime business address and also from a vast array of local amenities.

Union Street, Aberdeen's main commercial thoroughfare, is a short walk east and Anderson Drive (A90) the city's main ring road, is less than a mile west. The West End is home to many professional sector occupiers and oil and gas companies. Occupiers in close proximity include The Royal Bank of Scotland, Bank of Scotland, Aberdeen Asset Management, Ryden, Savills, Hall Morrice and Shepherd and Wedderburn

The location is shown on the above plan, which has been provided for indicative purposes only.

## Description

2&3 Queen's Terrace comprise two traditional mid-terraced granite properties with pitched slated roofs. Each building is arranged over four floors and with private car parking to the rear. The buildings are currently linked on both ground and first floors and each benefits from a passenger lift.

3 Queen's Terrace has been extended to the rear in order to provide a large open plan floor plate, whilst retaining the original cellular offices to the front. 2 Queen's Terrace has not been extended, and remains in cellular configuration.

Internally, the specification includes carpeted timber floors, painted walls and suspended ceilings with recessed Category 2 lighting. There is a gas fired central heating system and perimeter trunking throughout. Each property is well served with toilets and tea prep areas.

## Floor Areas

2&3 Queen's Terrace were measured in accordance with the new International Property Measurement Standards (IPMS) and the following areas derived:

<b>2 Queen's Terrace</b>		
	sq m	sq ft
Basement	115.65	1,245
Ground	106.55	1,147
First	127.88	1,376
Second	108.11	1,164
<b>Total</b>	<b>458.19</b>	<b>4,932</b>
<b>3 Queen's Terrace</b>		
	sq m	sq ft
Basement	276.45	2,976
Ground	261.67	2,817
First	268.69	2,892
Second	253.00	2,723
<b>Total</b>	<b>1,059.81</b>	<b>11,408</b>
<b>2&amp;3 Queen's Terrace</b>	<b>1,518.00</b>	<b>16,340</b>

NB - The above areas include limited use areas, totalling 5.83 sq m / 63 sq ft.

## Rent

On application.

## Rateable Value

The building is currently contained as a single entity on the Valuation Roll, with a Rateable Value of £365,000 effective from 1 April 2017.

If the space is leased in part, then this entry will require to be split. An estimated Rateable Value can be provided to interested parties.

## VAT

All monies quoted are exclusive of VAT.

## Energy Performance Certificate

The building has an EPC rating of E+.

## Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues applicable.

## Entry

The current tenant's lease expires on 1 December 2017. Earlier access may be available by negotiation.

## Viewing & Offers

Viewing is strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

## Contact

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