

TO LET
DUE TO
RELOCATION

sixty two

QUEEN'S ROAD
AB15 4YE

**HIGH SPEC WEST END
OFFICE SPACE**
531.27 SQ.M (5718 SQ.FT)



sixty two

QUEEN'S ROAD
AB15 4YE

Aberdeen, Scotland's third largest city, lies on the North-East coast and has a catchment population of 500,000.

Since the discovery of oil and gas in the North Sea, Aberdeen has established itself as a European service capital for the North Sea oil and gas exploration and production industry, exporting expertise and techniques worldwide.

Aberdeen is home to a thriving service sector and enjoys one of the most dynamic economies in the UK. It is home to two renowned universities, the University of Aberdeen and Robert Gordon University. With over 30,000 students the city benefits from a key educational sector with a steady stream of skilled job seekers.

62 QUEEN'S ROAD



19

car parking spaces
Ratio 1:272 sq.ft



two

open plan areas



three

substantial
meeting rooms



0.9miles

to the city centre



12

restaurants/eateries
within 0.5 mile radius



fibre

high speed fibre optic
leased line



four

hotels within
close proximity



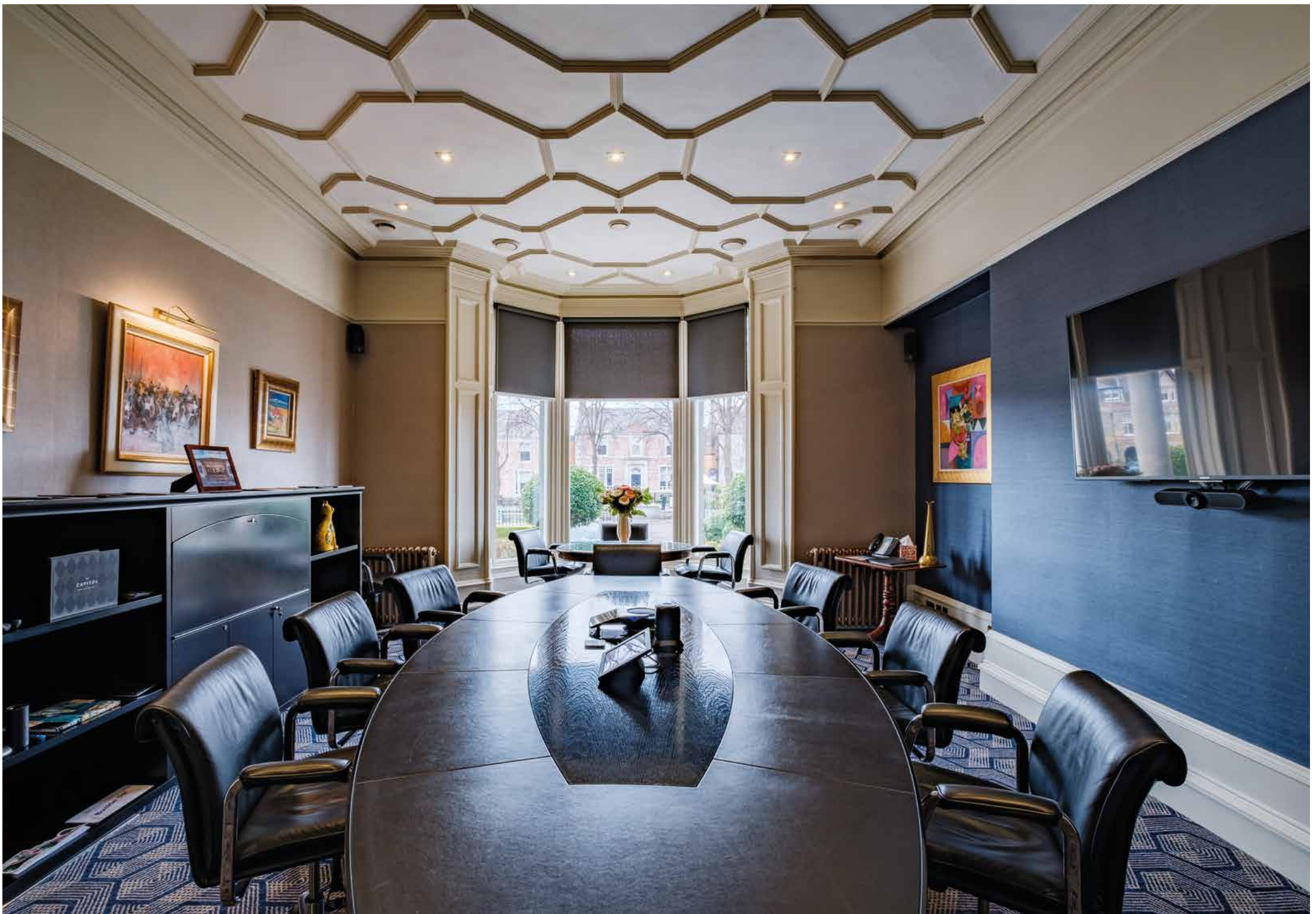
2

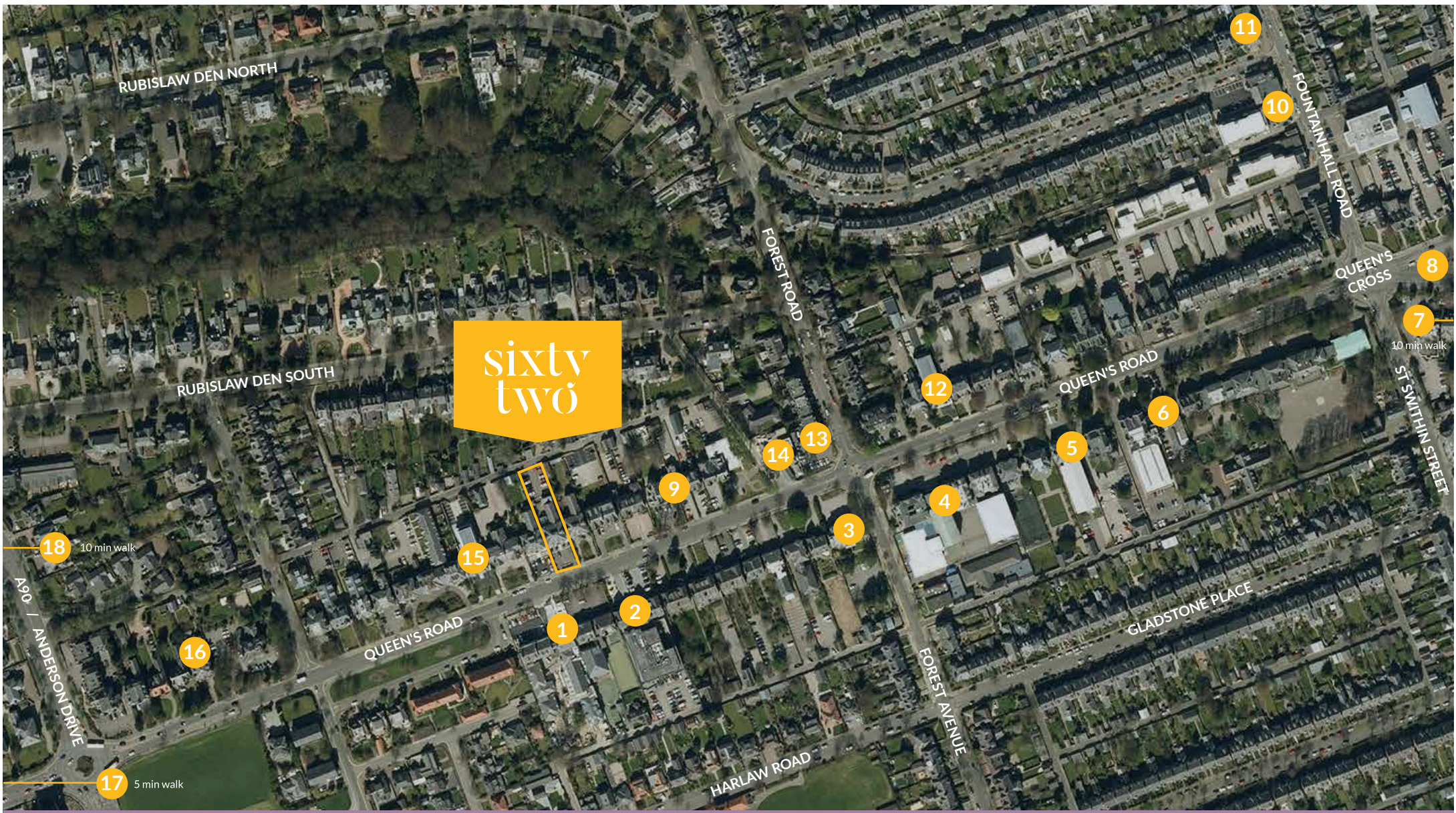
electric charging
points



6.3miles

to Aberdeen
International Airport





sixty
two

NEARBY AMENITIES

- | | | | | | |
|----------------------|-------------------|---------------------------|--------------------------------|-----------------------------------|-------------------------------|
| 1. The Chester Hotel | 4. Albyn School | 7. No 10 Bar & Restaurant | 10. The Co-operative Food | 13. McLeod & Aitken Ltd | 16. Fairhurst Engineers |
| 2. Malmaison | 5. Pinsent Masons | 8. Cognito At The Cross | 11. Prego | 14. Aberdeen Drilling Consultants | 17. McColl's Retail Group |
| 3. St James's Place | 6. The Dutch Mill | 9. SBP Accountants | 12. Net Zero Technology Centre | 15. Global | 18. Hill of Rubislaw/Pure Gym |

sixty
two

QUEEN'S ROAD
AB15 4YE

LOCATION

The property is situated in the heart of the west-end of Aberdeen amongst prime commercial properties.

The property is located on Queen's Road, one of Aberdeen's most prestigious business addresses. The property is accessed directly from Queen's Road with a further means of access off Spademill Lane which is situated to the rear of the property. The Queen's Road area is widely recognised as one of the most prestigious addresses within the city and is home to many professionals and businesses.

The area also has a number of high-end hotels and restaurants which are supported by the affluent residential populace. This wide variety of uses gives the west-end its distinctive character and makes it a very attractive place to live and work and offers direct public transport links to all parts of the city.

The city centre is less than a mile to the east and the property is only a short distance from North Anderson Drive (A90), the city's main arterial route providing easy access to the trunk roads both north and south of the city.



THE PROPERTY IS SITUATED IN
THE HEART OF THE WEST-END
OF ABERDEEN AMONGST PRIME
COMMERCIAL PROPERTIES.

sixty
two

QUEEN'S ROAD
AB15 4YE

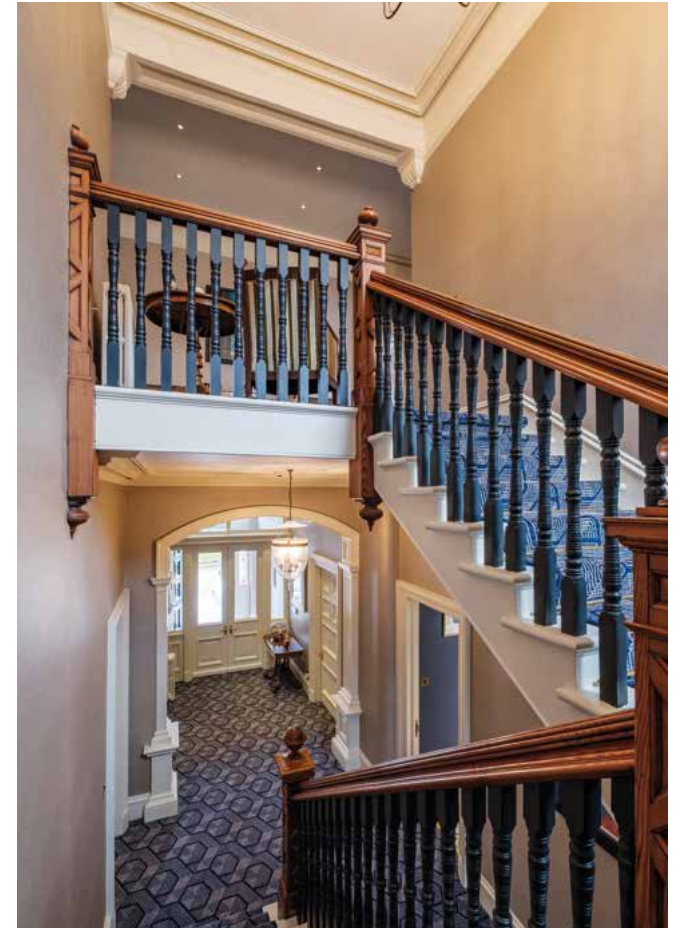
The Building

The property has been extensively refurbished & comprises a detached period building over three floors and offers exceptional office accommodation. The building has been extended to the rear and provides a mix of cellular and open plan accommodation, retaining many period features throughout.

Car-parking can be found to both the front and rear of the building with a total of 19 spaces and offers an excellent ratio of 1 space per 272 sq.ft. Electric car charging points have been installed in the rear car park.

Internally, the configuration has been well designed and at ground floor provides an attractive flow of accommodation off the central hallway, offering direct access the boardroom, generous reception area, kitchen and meeting rooms. At first floor level, further traditional offices can be found to the front section while more modern open plan space to the rear extension on both floors. A project room has been introduced within the second floor which could easily be used for a variety of office based uses.





—
TRADITIONAL OFFICES CAN BE
FOUND TO THE FRONT SECTION
WHILE MORE MODERN OPEN
PLAN SPACE TO THE REAR
—

sixty
two

QUEEN'S ROAD
AB15 4YE

Floorplans & Floor Areas

The approximate areas have been calculated in terms of IPMS (office) 3 in accordance with RICS Professional Statement on Property Measurement (2nd Edition) effective from 1st May 2018.

BUILDING OVERVIEW 531.27 sq.m 5718 sq.ft

Limited Use:

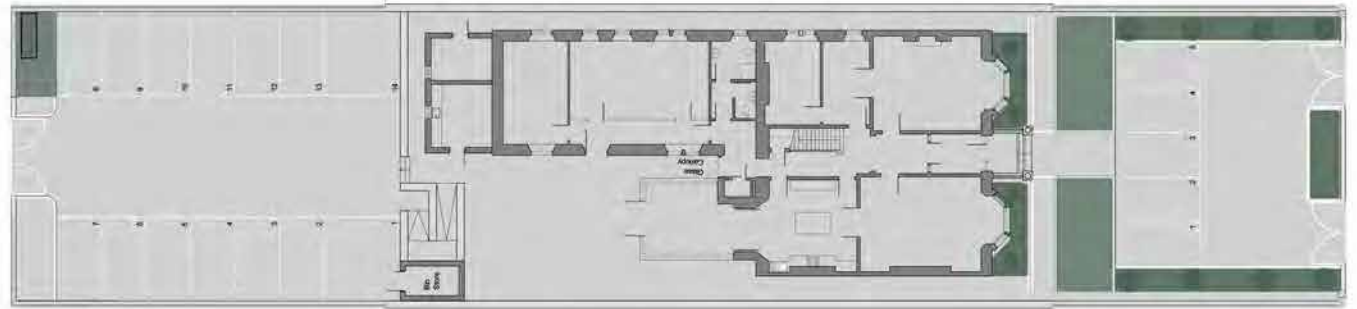
Stores under 5': 31.28 sq.m 337 sq.ft

General: 19.6 sq.m 206 sq.ft

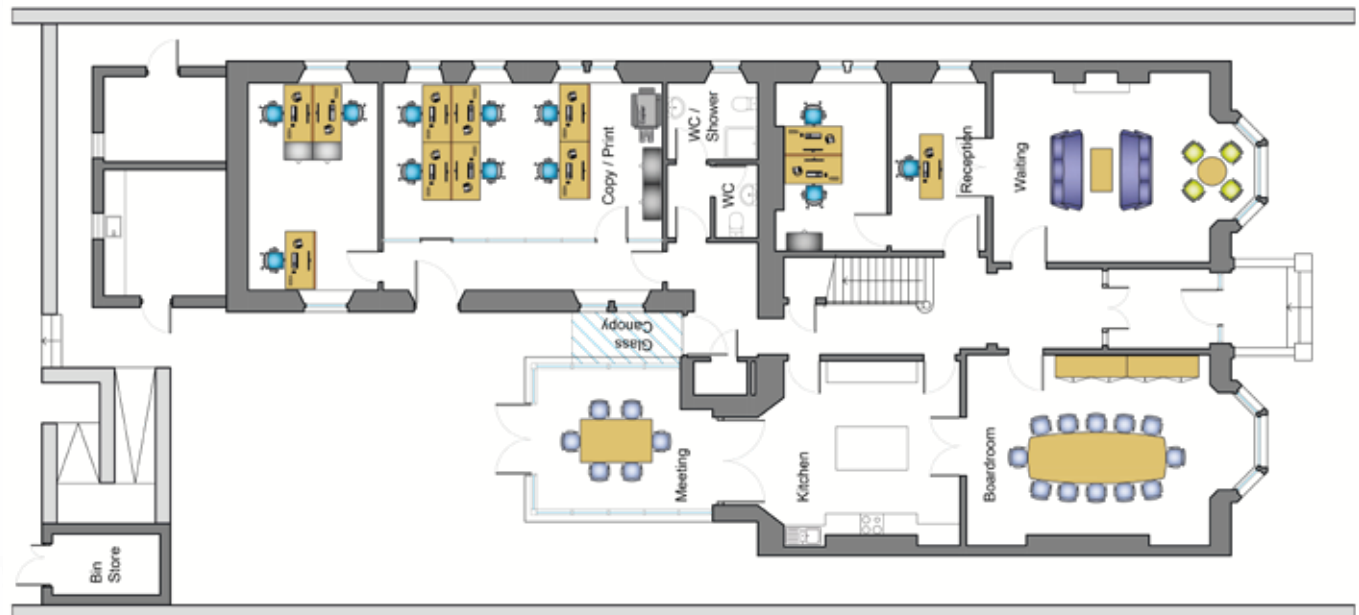
GROUND FLOOR 229.25 sq.m 2467 sq.ft

Limited Use: 6.1 sq.m 65 sq.ft

SITE OVERVIEW



GROUND FLOOR



sixty
two

QUEEN'S ROAD
AB15 4YE

Floorplans & Floor Areas

The approximate areas have been calculated in terms of IPMS (office) 3 in accordance with RICS Professional Statement on Property Measurement (2nd Edition) effective from 1st May 2018.

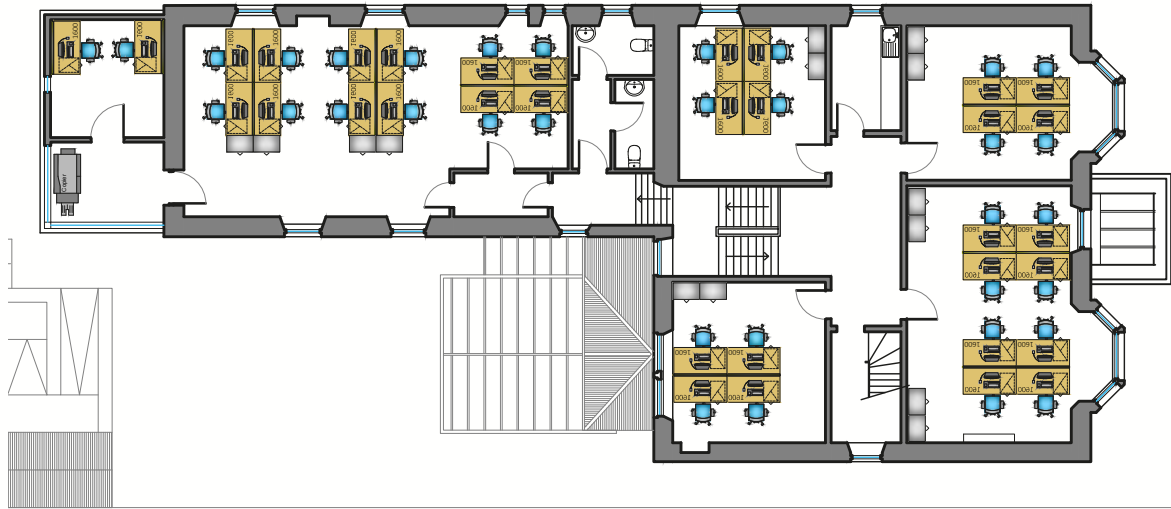
FIRST FLOOR **216.6 sq.m** **2332 sq.ft**

Limited Use: 11.2 sq.m 120 sq.ft

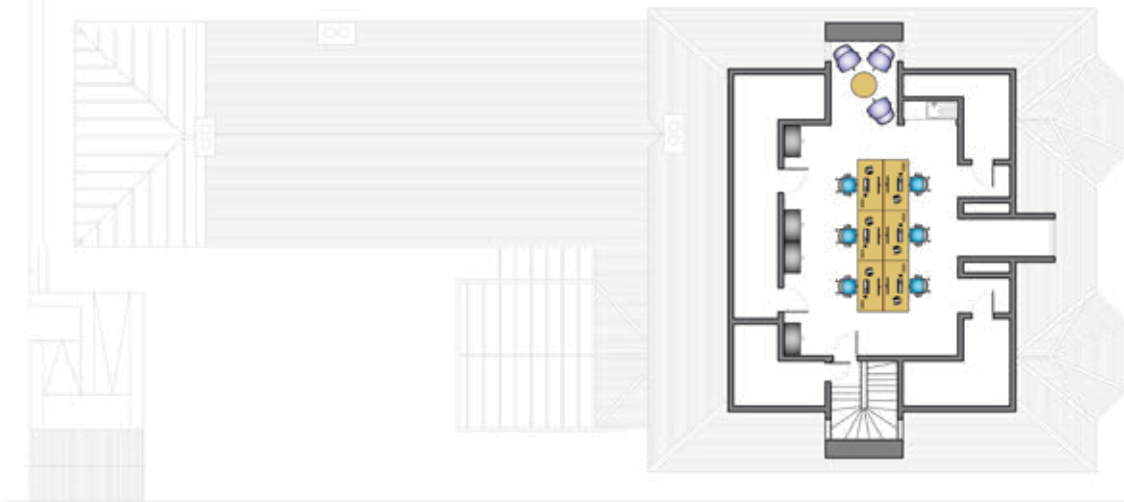
SECOND FLOOR **85.42 sq.m** **919 sq.ft**

Limited Use: 33.28 sq.m 358 sq.ft

FIRST FLOOR



SECOND FLOOR



sixty
two

QUEEN'S ROAD
AB15 4YE



KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

RENTAL

Information on quoting rental is available on application.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

£87,000. An incoming occupier would have the opportunity to appeal the RV.

EPC

EPC rating of D-60.

A copy of the EPC certificate will be available on request.

CONTACT

To discuss how Knight Property Group can accommodate you at 62 Queen's Road, please contact our letting agent:



Arron Finnie

T: 07880 716 900
E: arron.finnie@ryden.co.uk

Thomas Codona

T: 07570 382 544
E: thomas.codona@ryden.co.uk



Dan Smith

T: 07967 555 835
E: dan.smith@savills.com

Ben Clark

T: 07890 909 447
E: ben.clark@savills.com