



## WEST END OFFICE WITH SEPARATE MODERN OFFICE TO REAR

FINISHED TO A GOOD STANDARD  
AVAILABLE IN WHOLE OR PART

FLOOR AREA:

46 QUEENS ROAD: 216.53 SQM (2,330 SQFT)

46B QUEENS ROAD: 108.56 SQM (1,168 SQFT)

CAR PARKING TO FRONT AND REAR



**46 & 46B QUEEN'S ROAD, ABERDEEN, AB15 4YE**

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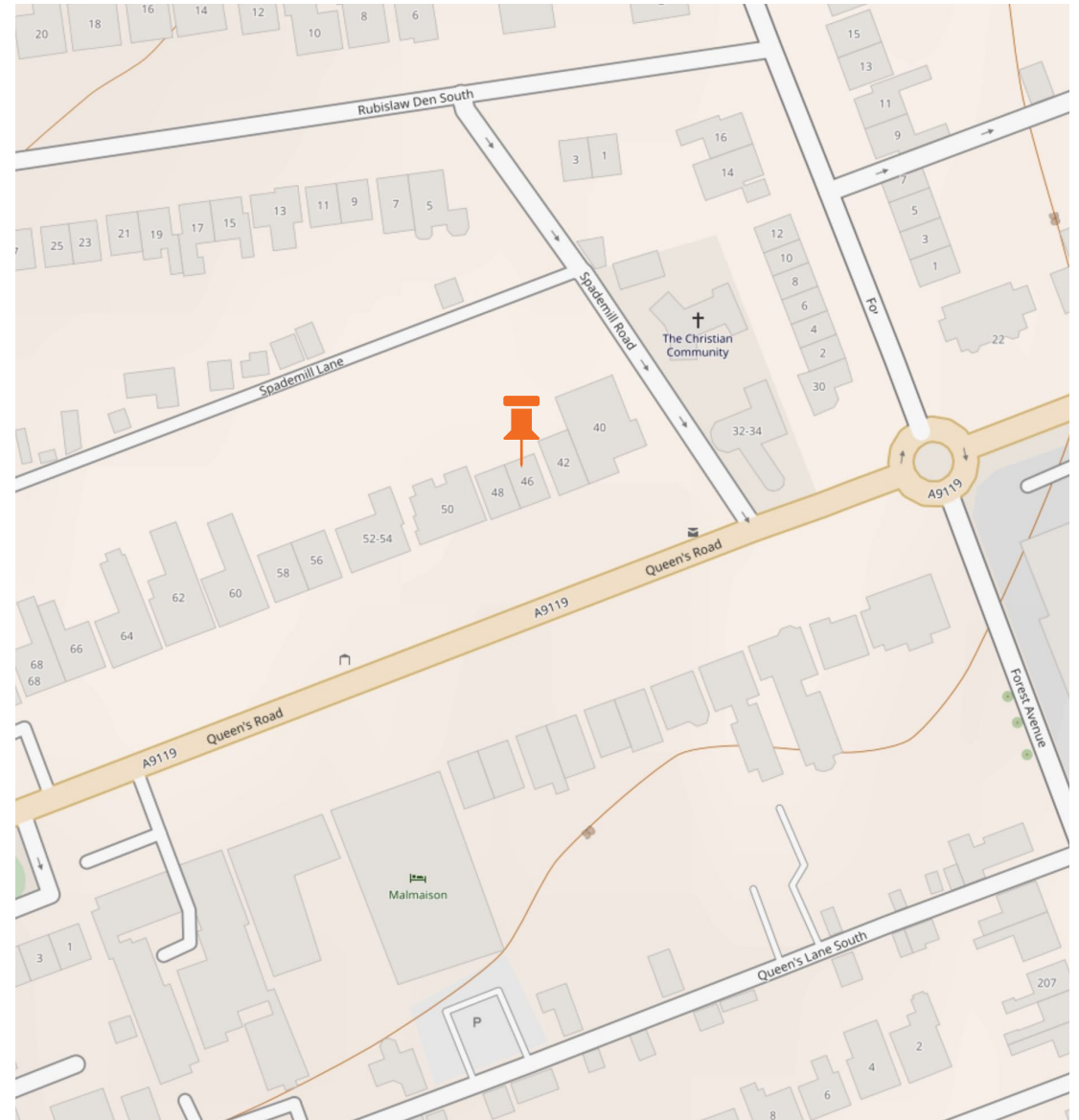


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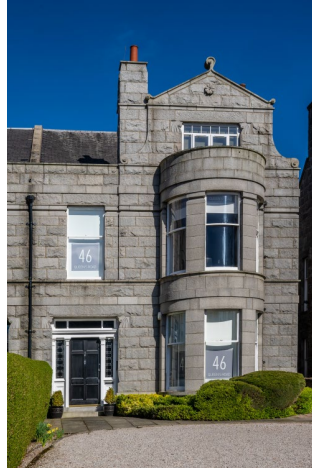
### LOCATION

The subjects are located on the north side of Queen's Road, within the west end office area. The location is home to a number of office occupiers including Waldorf Production, SBP Accountants, St James Wealth, Aberdeen Drilling Consultants and McLeod & Aitken. In addition, Malmaison and Chester Hotels are also in close proximity to the subjects.

Aberdeen City Centre is approximately 1.5 miles East of the premises with Anderson Drive, which forms part of the City's inner ring road system being immediately to the east.



# 46 & 46B QUEEN'S ROAD, ABERDEEN, AB15 4YE



## DESCRIPTION

46 Queen's Road comprises of a traditional semi-detached building of granite and slate construction arranged over ground, first and attic floors. The accommodation provides a range of good sized cellular office accommodation along with kitchen facilities located at ground floor with w.c. facilities located at each level.

The premises are finished to a good standard throughout with the office areas being carpeted, the walls are papered and painted and heating is

provided by a gas fired central heating system.

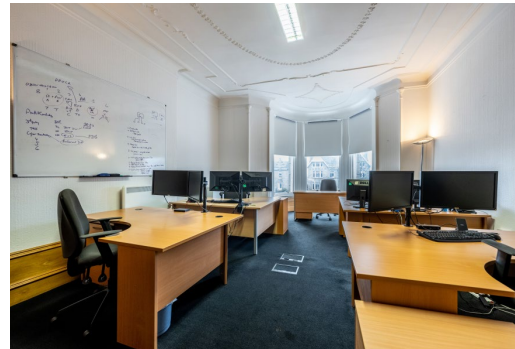
46B Queen's Road comprises of a modern detached office building of block construction under a pitched roof which has been partially rendered and partially clad. The building also benefits from good levels of natural light via extensive glazing to the south and west elevations. The premises are accessed via Spademill Lane with a secondary access from Queen's Road. The accommodation provides two offices and board room on ground floor with a w.c. with the first floor providing an open plan working environment along with a kitchen area and male and female w.c. and shower facilities.



## CAR PARKING

The premises benefit from 13 car parking spaces comprising of 5 spaces to the front and 8 to the rear of the premises.

## 46 QUEEN'S ROAD



## 46B QUEEN'S ROAD



# 46 & 46B QUEEN'S ROAD, ABERDEEN, AB15 4YE

## ACCOMMODATION

46 Queen's Road	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	84.03	904
First Floor	83.90	903
Second Floor	48.60	523
<b>TOTAL</b>	<b>216.53</b>	<b>2,330</b>

46B Queen's Road	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	60.57	652
First Floor	47.99	517
<b>TOTAL</b>	<b>108.56</b>	<b>1,168</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## SUB-DIVISION

The premises are available in whole or part with further information available upon request

## PRICE

Offers of £750,000 exclusive of VAT are sought for our clients interest in the premises.

## RENTAL

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

## LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period.

## RATING

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

<b>46 Queens Road - £19,750</b>	<b>Attic floor part - £2,700</b>
Attic rear part - £1,350	Attic floor front - £6,900
Attic rear part - £2,700	GF Rear - £1,350
<b>46B Queen's Road - £15,250</b>	

A purchaser/tenant would have the opportunity to appeal these figures.

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

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

## 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 and LBTT where applicable.

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
Mark McQueen, mark.mcqueen@shepherd.co.uk

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