

COMPETITIVE
LEASE TERMS

WEST END OFFICE

- > PRESTIGIOUS OFFICE PREMISES
- > TOTAL FLOOR AREA – 129.13 SQM. (1,390 SQFT.)
- > 8 CAR PARKING SPACES
- > RENTAL - £20,000 PER ANNUM
- > NO VAT PAYABLE

TO LET

45 QUEENS ROAD, ABERDEEN, AB15 4ZN

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects are located on the south side of Queens Road between its junctions with Forest Avenue and Anderson Drive and forms part of the established West End office and residential area to the immediate west of Aberdeen city centre. The location is well connected to give quick access to the local and national road network and to all the city centre amenities. The surrounding area is made up of similar properties to the subjects with office, residential and hotel uses all present within the area.

DESCRIPTION

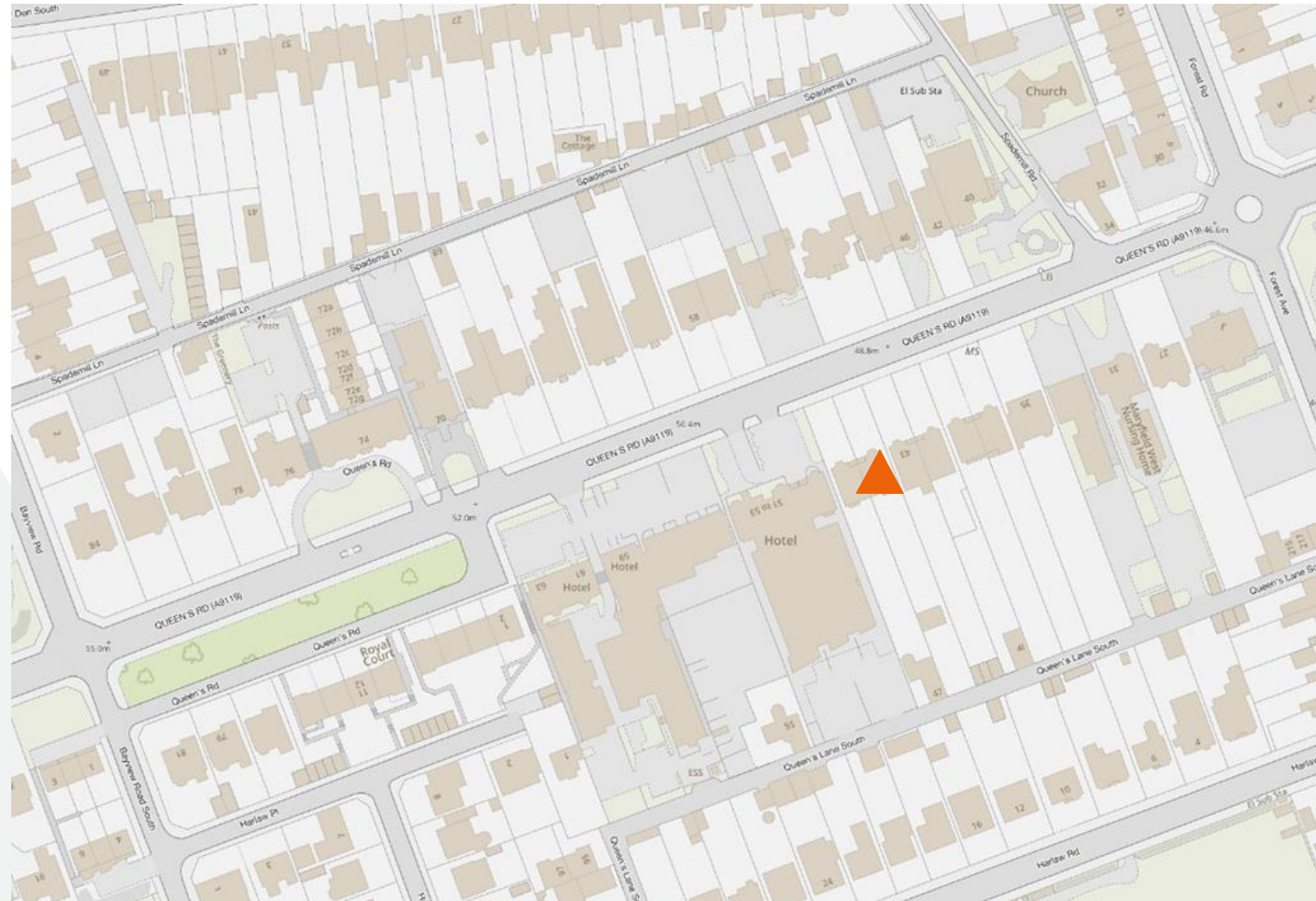
The subjects comprise lower ground and ground floor offices contained within a traditional granite and slate building.

Internally, the office accommodation at ground floor comprises of 3 large office areas along with separate male and female w.c. facilities.

The lower ground floor also comprises of 3 separate offices and two separate w.c. facilities along with a kitchen. The offices have a mixture of single and double glazed timber windows with heating provided via both electric panels and gas radiators. The ground floor is generally carpeted whilst the lower ground floor is a mixture of wooden flooring and carpet. The offices have plaster and painted walls with lighting provided by a mixture of spot and pendant light fittings.

CAR PARKING

8 car parking spaces are associated with the suite located to the front and rear of the subjects.



ACCOMMODATION	m ²	ft ²
Lower Ground Floor	59.64	642
Ground Floor	69.49	748
TOTAL	129.13	1,390

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)

RENT

£20,000 Per Annum.

LEASE TERMS

The property is available for lease on flexible terms.

RATEABLE VALUE

The subjects are entered into the valuation role at a rateable value of £20,500.

Any incoming tenant will have the right to appeal the Rateable Value

VAT

No VAT is payable in addition to the rental.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'.

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



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

Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

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