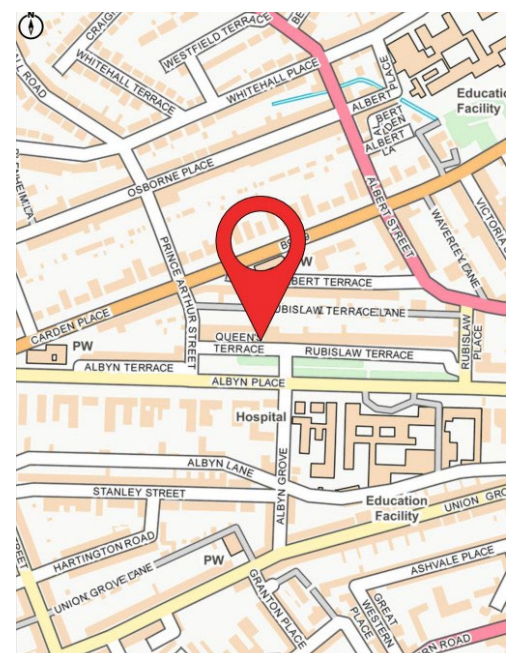




### 3 Queen's Terrace, Aberdeen, AB10 1XL

- Total office space: 1,059.83m<sup>2</sup> (11,408 sq. Ft.)
- Located in sought after area within West End
- 14 exclusive car parking spaces



## LOCATION

3 Queen's Terrace is within the heart of Aberdeen's West End office district. The property overlooks Albyn Place, one of the city's main arterial routes, and Queen's Terrace Gardens. A variety of local amenities are situated within walking distance, including Cafes, Restaurants and Hotels. A range of leisure and retail offerings are also available in nearby Union Street and beyond.

The city centre is easily accessible by foot with Union Street, the city's main retail thoroughfare, some 350m east of the property. The property is also well served by public transport with two bus routes running along Albyn Place.

## DESCRIPTION

The property comprises a mid-terraced granite property with a pitched and slate covered roof. The building is arranged over four floors with a passenger lift serving all floors. Internally the property benefits from carpeted timber floors, painted walls with suspended ceilings and cat 2 lighting.

## ACCOMMODATION

The property provides the following accommodation and floor areas NIA:

ACCOMMODATION	Sq. m.	Sq. ft.
Lower Ground Floor	276.48	2,976
Ground Floor	261.71	2,817
First Floor	268.67	2,892
Attic Floor	252.97	2,723
<b>TOTAL</b>	<b>1,059.83</b>	<b>11,408</b>

## CAR PARKING

14 exclusive car parking spaces.

## RENT

On Application.

## LEASE TERMS:

The property is offered on a standard full repairing and insuring lease for a period to be agreed.

## RATING

The property is currently entered in the valuation roll along with 2 Queen's Terrace and will require to be reassessed. Further information available on request.

## ENERGY PERFORMANCE CERTIFICATE

### (EPC):

The subjects have a current Energy Performance Certificate of E+.

## VAT:

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



**Chris Ion**  
Director of Commercial Agency  
chris.ion@g-s.co.uk  
07717 425298

## Alex Robb

Chartered Surveyor  
alex.robb@g-s.co.uk  
07850 818919

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: February 2023