



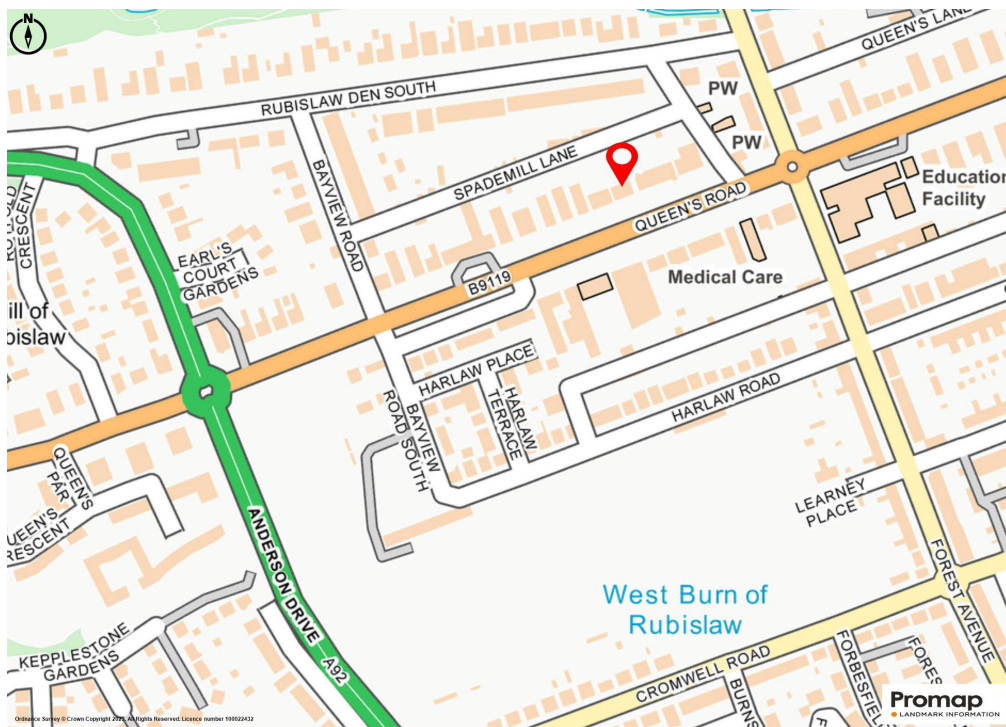
52 & 54 Queens Road, Aberdeen, AB15 4YE

- Highly prominent West End offices
- Available in part or as a whole
- 52 Queens Road - NIA - 244.8 sq.m (2,634) sq.ft
- 54 Queens Road - NIA - 218.4 sq.m (2,351) sq.ft
- Excellent car parking provision
- To be refurbished

LOCATION

The properties are located on Queen's Road, one of Aberdeen's most prestigious business addresses, in the heart of the west-end of Aberdeen. 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.

Surrounding occupiers within the immediate area are mixed in nature including, St James' Place, The Chester Hotel, Albyn School, Knight Property Group, Global and Pinsent Masons.



DESCRIPTION

The subjects comprise linked semi-detached office buildings of traditional granite construction under a pitched and slated roof.

52 QUEENS ROAD

The office accommodation is arranged over ground, first and second floors, with a modern extension to the rear offering both a mixture of open plan and cellular office space together with associated toilet and kitchen facilities.

54 QUEENS ROAD

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FLOOR AREA

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	52 Queen's Road		54 Queen's Road	
	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Ground Floor	85.55	921	86.3	929
First Floor	106.5	1,146	82.1	884
Second Floor	52.7	567	50.0	538
TOTAL	244.8	2,634	218.4	2,351

52 & 54 Queen's Road	Sq. m.	Sq. ft.
Ground Floor	171.85	1,850
First Floor	188.6	2,030
Second Floor	102.7	1,105
TOTAL	463.2	4,985

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

54 Queens Road	Sq. m.	Sq. ft.
Outhouse/Garage	24.5	264

CAR PARK

The subjects benefit from large car parks to both the front and rear of the property, with the latter being accessed off Spademill Lane.

	52 Queen's Road	54 Queen's Road
Front Car Park	7	7
Rear Car Park	8	10
TOTAL	15	17

RENT

Upon application

RATING

The premises are currently entered in the Valuation Roll as a whole with a Rateable Value of £84,000 effective from 1 April 2023. The Rate Pounding for 2023/24 is 51.1p.

The subjects will require to be reassessed should they be let in part.

LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The building has a current Energy Performance Certificate of C. Proposed refurbishment works will see the EPC rating improve.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

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

VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



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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.
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6. Date of Publication: October 2023