

FG Burnett

To Let

18 Queen's Road

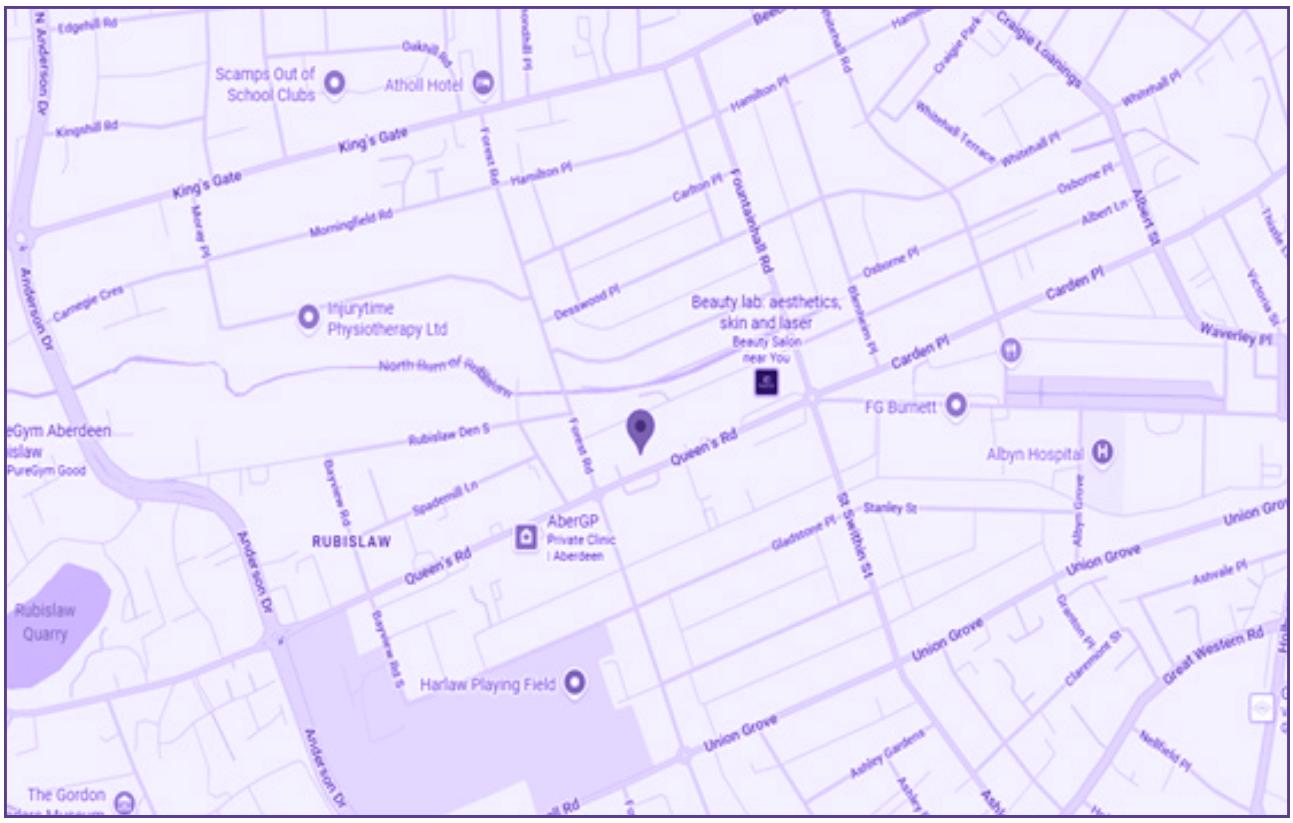
Aberdeen, AB15 4ZT

415.76 sq.m | 4,476 sq.ft

- Imposing traditional granite villa
- Within prestigious west end office district
- High specification accommodation
- Generous car parking

All enquiries:
01224 572 661

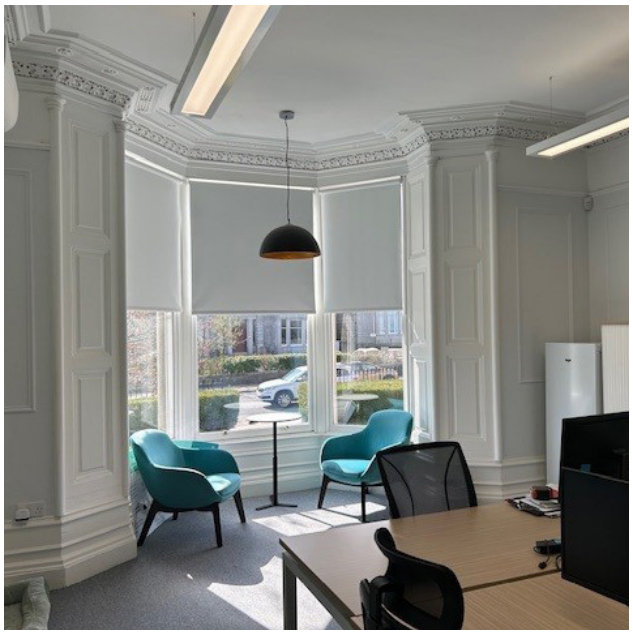
fgburnett.co.uk



Location

The property is located on the north side of Queens Road, within the prestigious West End Office district of Aberdeen. Queen's Road is the main thoroughfare permitting traffic to and from Holburn Junction to the west of the City. There is a mix of primarily office and residential uses within the nearby vicinity.

Surrounding occupiers include Malmaison, The Chester Hotel, Pinsent Masons, Albyn School, CMS, McLeod & Aitken, and BUPA Dental Practice.



Description

The subjects comprises a detached villa of granite construction under a pitched and slated roof. The property is arranged over lower ground, ground, first and second floors. At second floor level there is a single dormer projection to the rear. There is access to both the front and rear of the property.

Internally, the property provides primarily cellular office accommodation, with the lower ground and first floor having been opened up to the front of the property to form open plan accommodation. The open plan office on the first-floor features concertina doors separating a meeting room, providing greater flexibility. The property has been finished to a high standard internally, and benefits from retained original features.

WC's are located on all floors apart from the second floor, and a substantial kitchen area has been formed within the lower ground floor. A tea prep area is located within the first-floor suite. Natural daylight is by way of large sash and casement windows while ceiling mounted LED lighting provides artificial light. Wall mounted air conditioning units are featured throughout the building.

A car park providing 18 car parking spaces lies to the rear, which is accessed off Queen's Lane, providing an excellent parking ratio of 1:249. A single storey studio building is located within the car park and offers additional accommodation.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Lower Ground Floor	92.96 sq.m	1,141 sq.ft
Ground Floor	105.96 sq.m	1,001 sq.ft
First Floor	114.35 sq.m	1,231 sq.ft
Attic	53.13 sq.m	572 sq.ft
Studio	49.36 sq.m	531 sq.ft
Total	**415.76 sq.m**	**4,476 sq.ft**

Rent

£95,000 per annum exclusive of VAT.

Lease Terms

The property is offered on a To Let basis on Full Repairing and Insuring terms for a period to be agreed. Any term in excess of 5 years will incorporate periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a Rateable Value of £77,500 effective from 1st April 2026.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

EPC

B(19). Copy available on request.

VAT

VAT will be payable in addition to monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

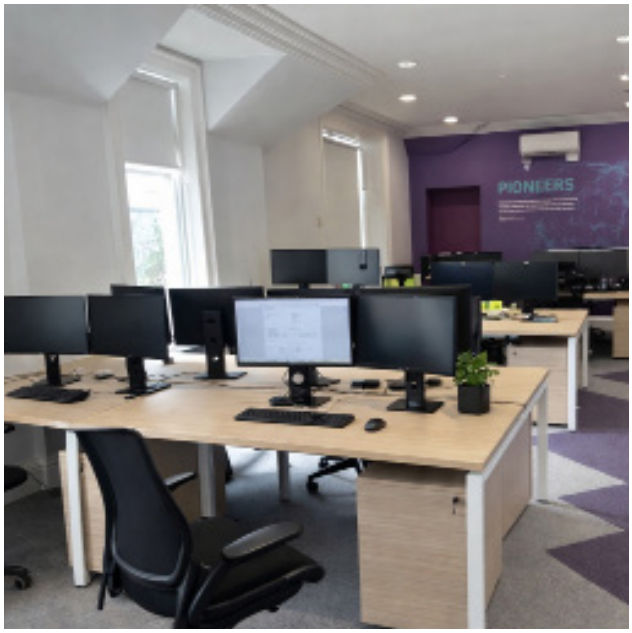
AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

Available now.





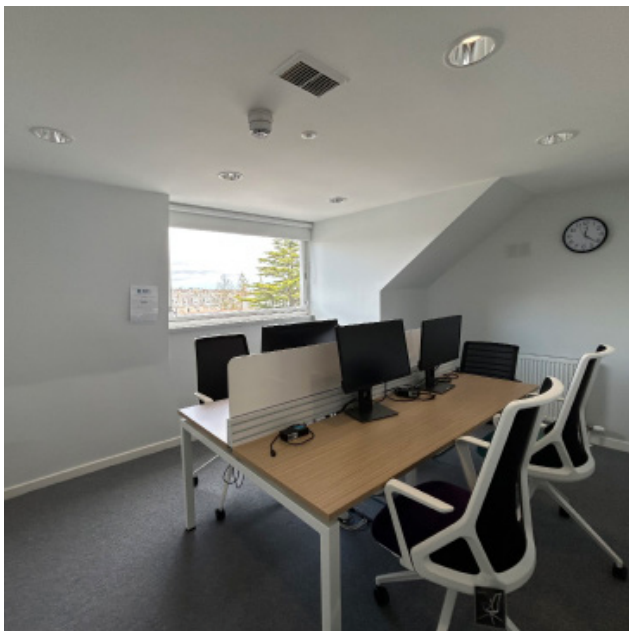












FG B



Viewings & Offers

All offers should be submitted in writing to the sole agent.

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