

TO LET

18 Queen's Road, Aberdeen AB15 4ZT

415.756 sq.m | 4,476 sq.ft

FG Burnett

/// PASTA.TAPE.GLAD

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.

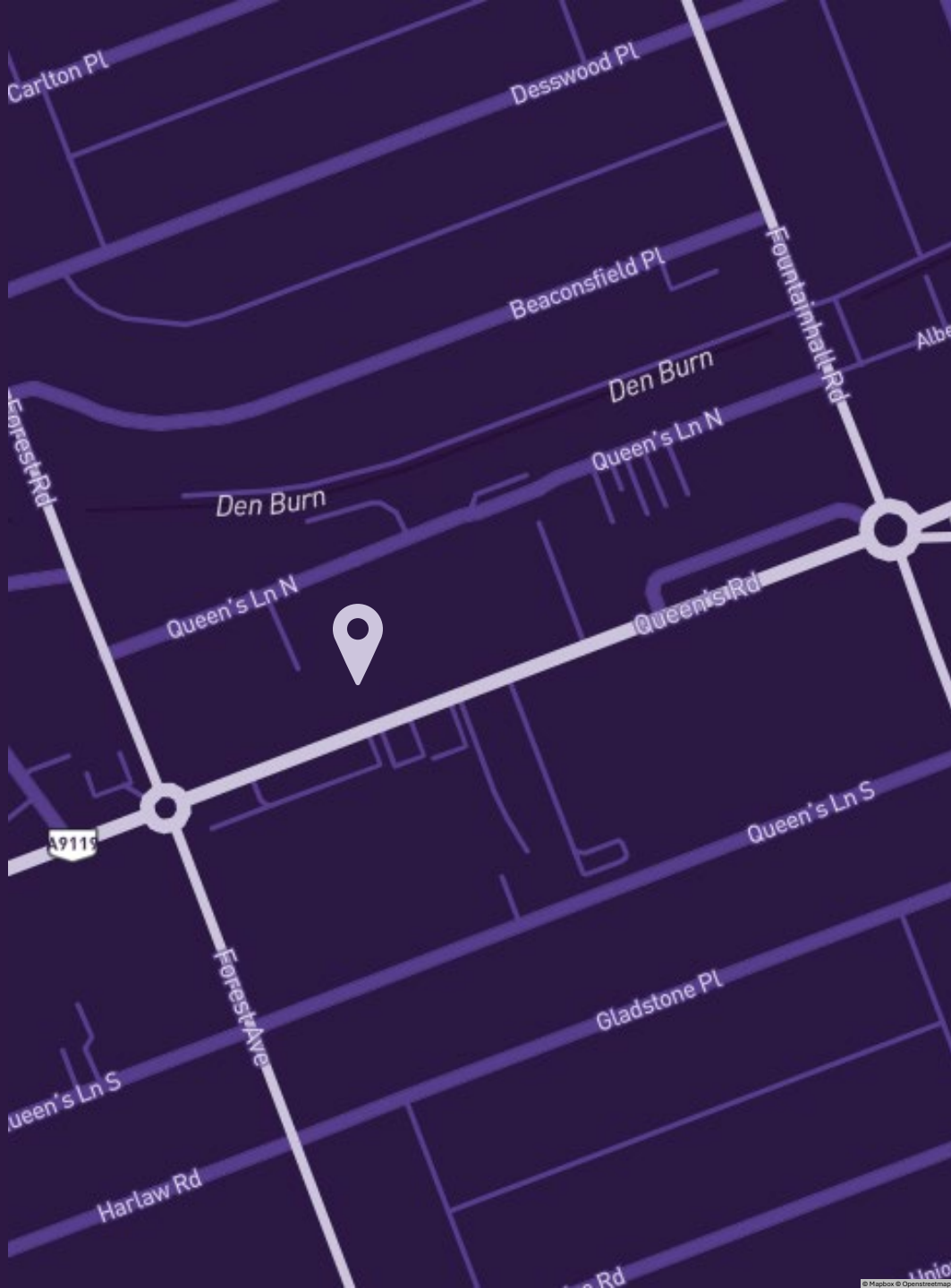
Description

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 property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

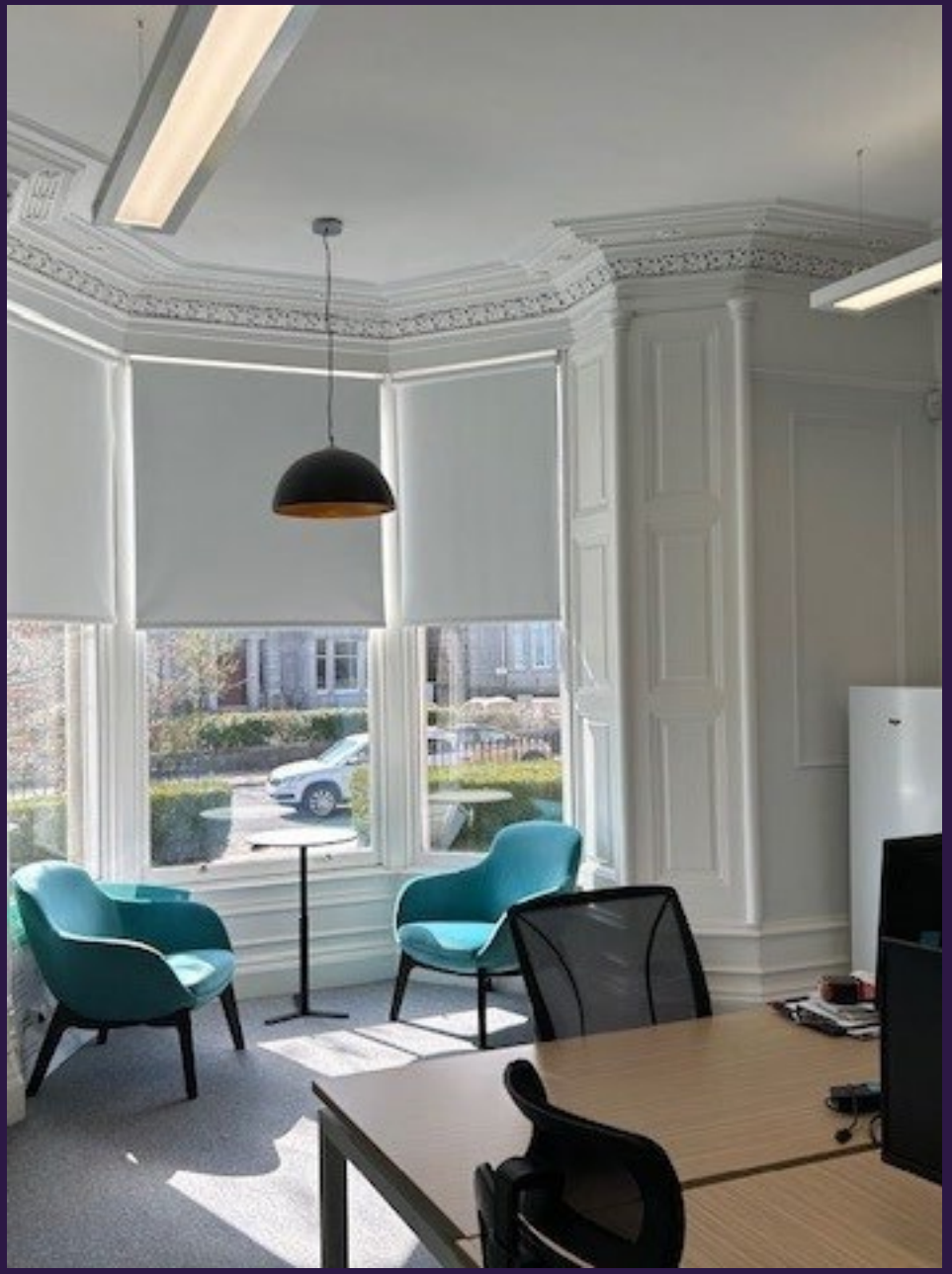
AREA	SQ.M	SQ.FT
Lower Ground Floor	92.96	1,141
Ground Floor	105.96	1,001
First Floor	114.35	1,231
Attic	53.13	572
Studio	49.36	531
Total	**415.76**	**4,476**

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*






PIONEERS












Driving technology
innovation for a
net zero industrial
future.

Rent

£95,000 per annum exclusive of VAT.

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.

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.

EPC

The property has an EPC rating of 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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Graeme Nisbet
t: 01224 597 532
e: graeme.nisbet@fgburnett.co.uk

Sophie Evans
t: 01224 597 525
e: sophie.evans@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.