



FOR SALE

40 Queen's Road

Aberdeen, AB15 4YE

**Prestigious
West End offices
with generous
car-parking**

**Modern office
accommodation
(cellular and
open plan)**

**Prominent
location on
Queen's
Road**

**Generous
car-parking to
front and rear**

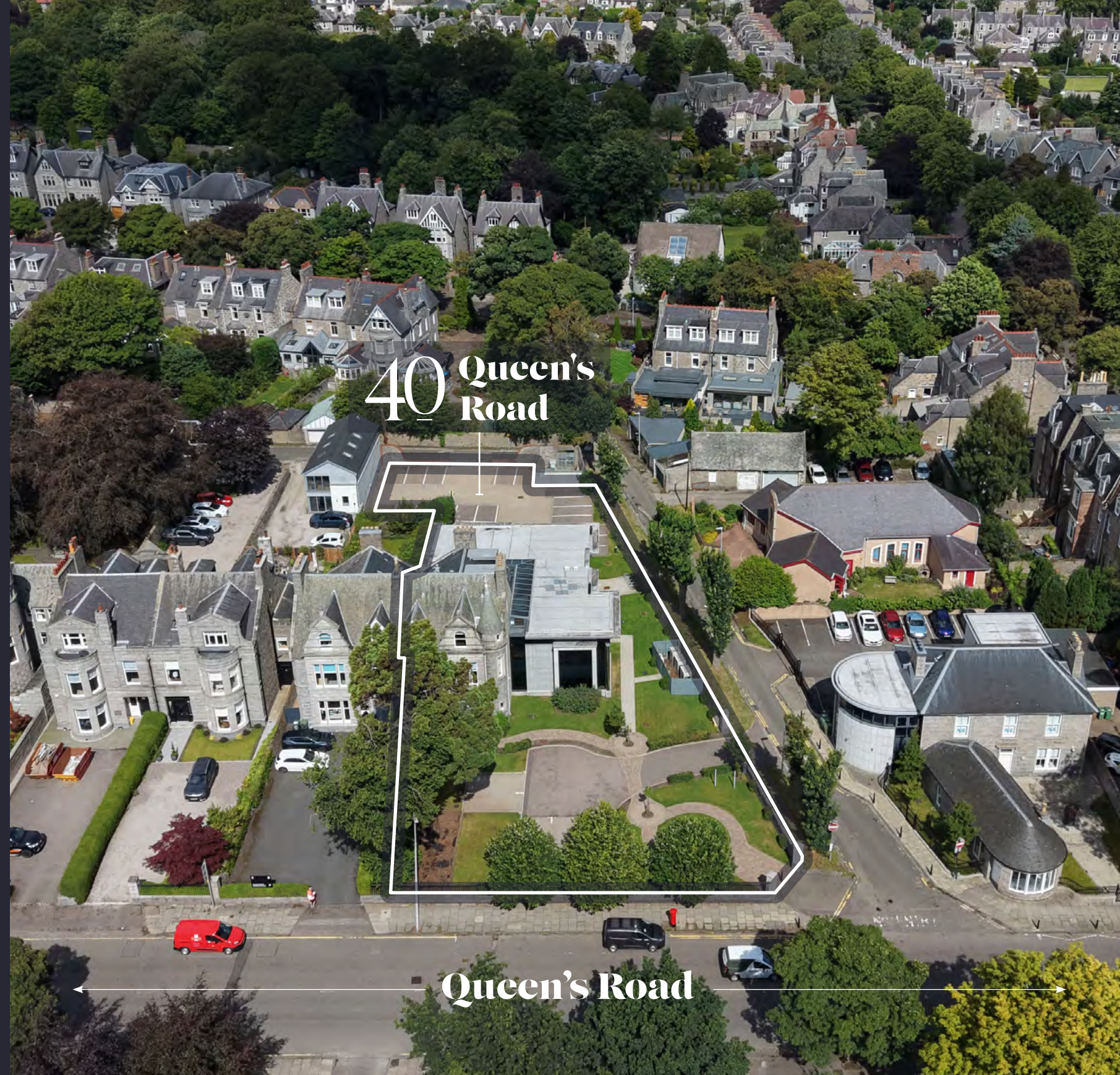
**Floor area
623.69 sq.m
6,713 sq.ft**

40 Queen's Road

Location

The property is located in a prominent position on the north side of Queen's Road in the heart of Aberdeen's West End office district.

Queen's Road is the main thoroughfare permitting traffic to and from Holburn Junction to the west of the City. There are generous amenities nearby, including Albyn School, Malmaison, The Chester Hotel and the Dutch Mill. Neighbouring commercial occupiers include, McLeod & Aitken, Knight Property Group, St James Place, ADC Energy and SBP Accountants.



40 Prestigious
West End offices
with generous
car-parking



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Description

The subjects comprise a substantial granite and slate period end terraced building arranged over three floors along with a modern two storey open plan extension to the east elevation.

The property is located within mature grounds, the eastern boundary is parallel to Spade Mill Lane and sits within a large site. The property was extended around 20 years ago to provide a mix of cellular and high-quality open plan office accommodation.

The modern extension is of steel framed construction, clad in synthetic polished granite

infill with curtain wall features. The roof design is mono pitched with lightwell features.

The areas within the extension are predominantly open plan with a series of cellular offices and meeting rooms throughout.

Both ground and first floors provide WC's and accessible toilets.

Car Parking

A generous car-parking provision is available to both the front and rear of the property totalling 28 spaces (1:240 sq.ft) with two seperate access points.



Specification

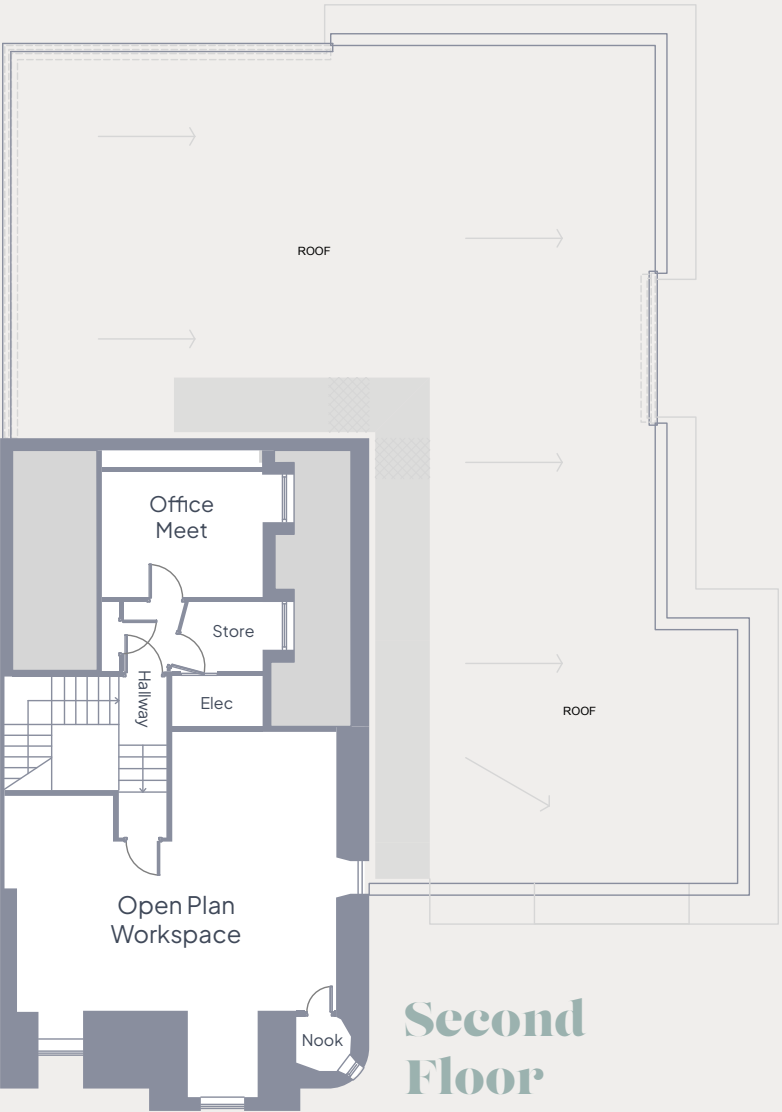
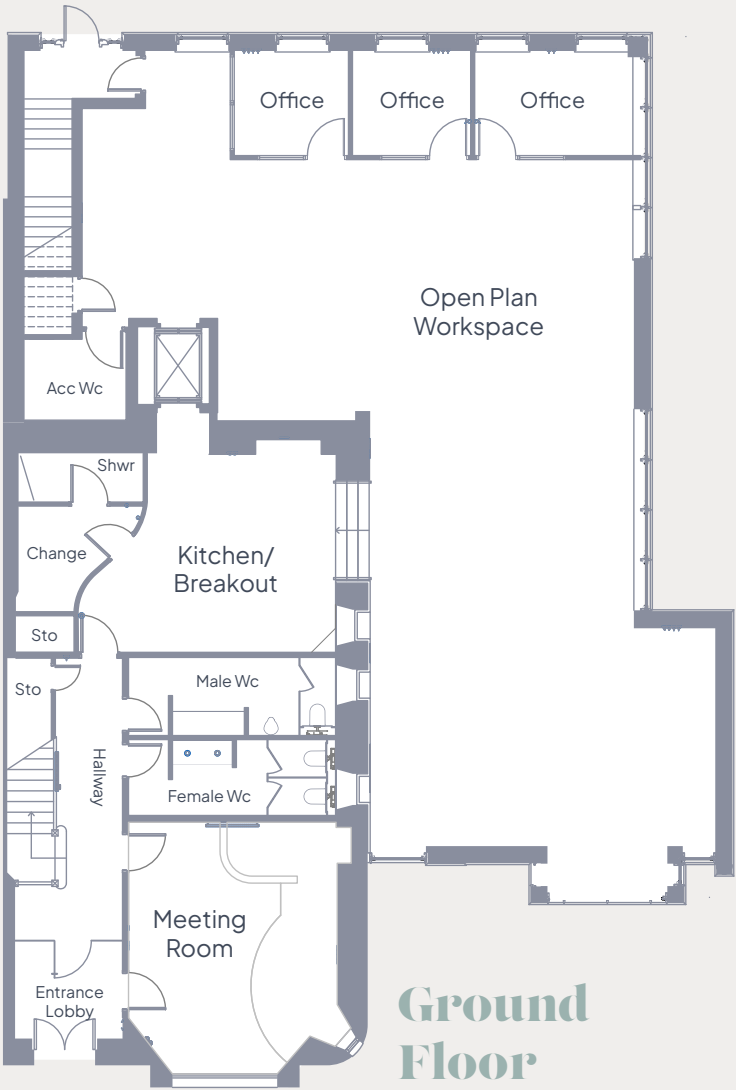
Fully glazed open plan office accommodation over two floors with tri-aspect arrangement		Series of offices / Board / meeting rooms within original building	
Raised access floors	2 x Kitchen / Break out areas	Passenger lift	Air conditioning throughout

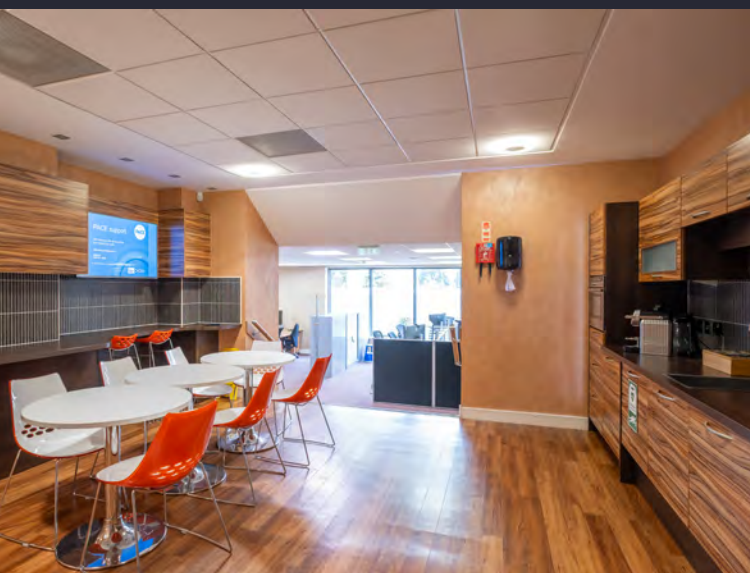
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Accommodation

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

FLOOR	SQ.M	SQ.FT
Ground	270.44	2,911
First	281.31	3,028
Second	71.88	774
TOTAL	623.69	6,713





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Price

Offers in excess of £1,050,000 for the heritable interest. Reflects an attractive Capital rate of £156 sq.ft.

EPC

The Subjects have an EPC rating of B - 18. A copy of the certificate can be made available to interested parties.

Rateable Value

The property is currently entered in the Valuation Roll at £119,150 effective 1 April 2026.

An incoming occupier would have the opportunity to appeal the Rateable value.

VAT

The property has been elected for VAT therefore payable on the sale at the applicable rate.

Legal Costs

Each party will be responsible for their own legal costs incurred, with the purchaser responsible for LBTT, Recording Due and VAT as applicable.

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.

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Road

Viewing

Please contact the sole agents:

Graeme Nisbet

Graeme.Nisbet@fgburnett.co.uk

D: 01224 597 532

Sophie Evans

Sophie.Evans@fgburnett.co.uk

D: 01224 597 525

FG Burnett

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