

To Let

# South-West Suite / Ground Floor **iQ Building**

15 Justice Mill Lane  
Aberdeen / AB11 6EQ

**608.51 sq.m (6,550 sq.ft)**



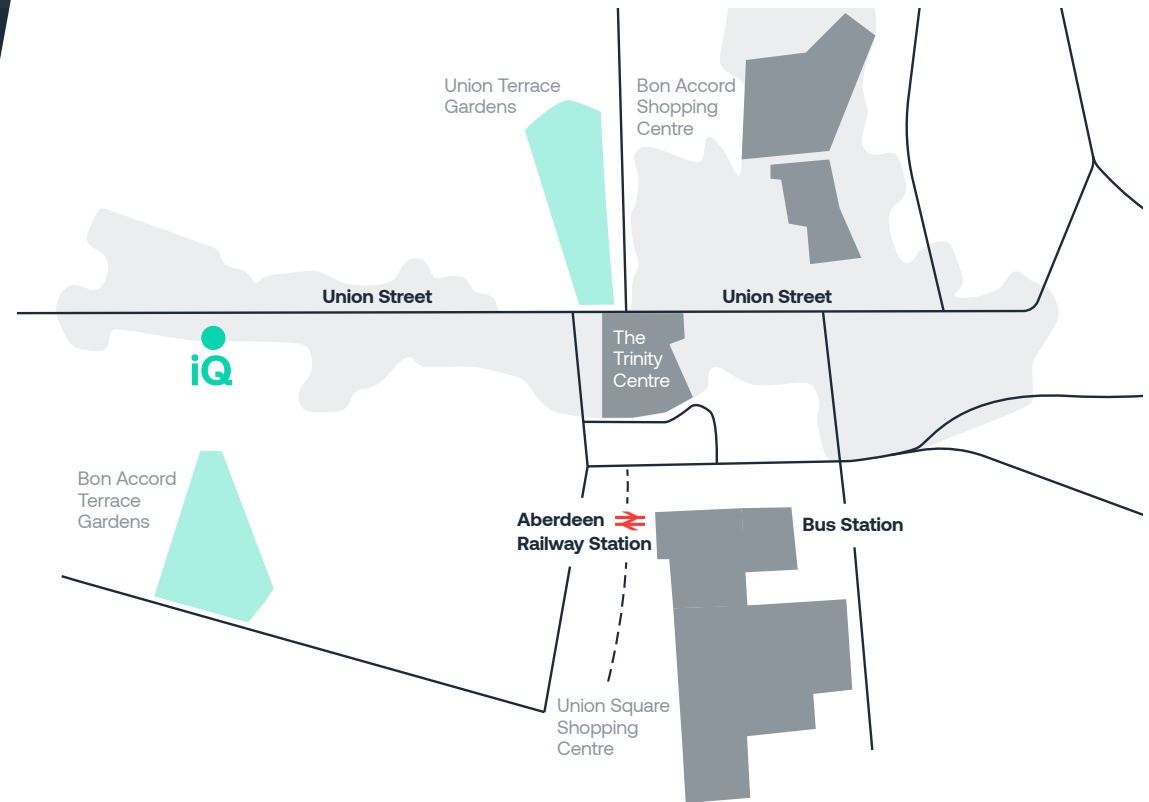
## Location

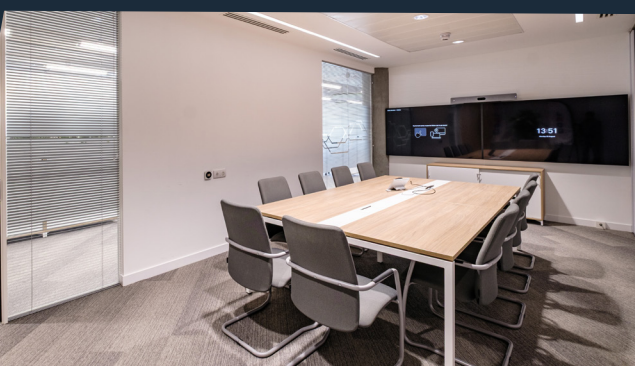
iQ is situated in Aberdeen, Scotland's third-largest city, with a population of around 225,000. The city's economy is driven by the energy sector and hosts numerous international energy companies, supported by a substantial and diverse supply chain.

The property occupies a prime position on Justice Mill Lane, directly opposite the Silver Fin and Capitol office developments, in the heart of the city centre and close to the west end office district. Its proximity to Union Street provides immediate access to a wide range of amenities and excellent connections to the city's main public transport hubs.

Occupiers within the building include Spirit Energy and Flotation Energy. Furthermore, nearby occupiers include Shell, Orega Business Centre, Nuffield Health, and Park Inn by Radisson.

iQ Building  
South-West Suite / Ground Floor



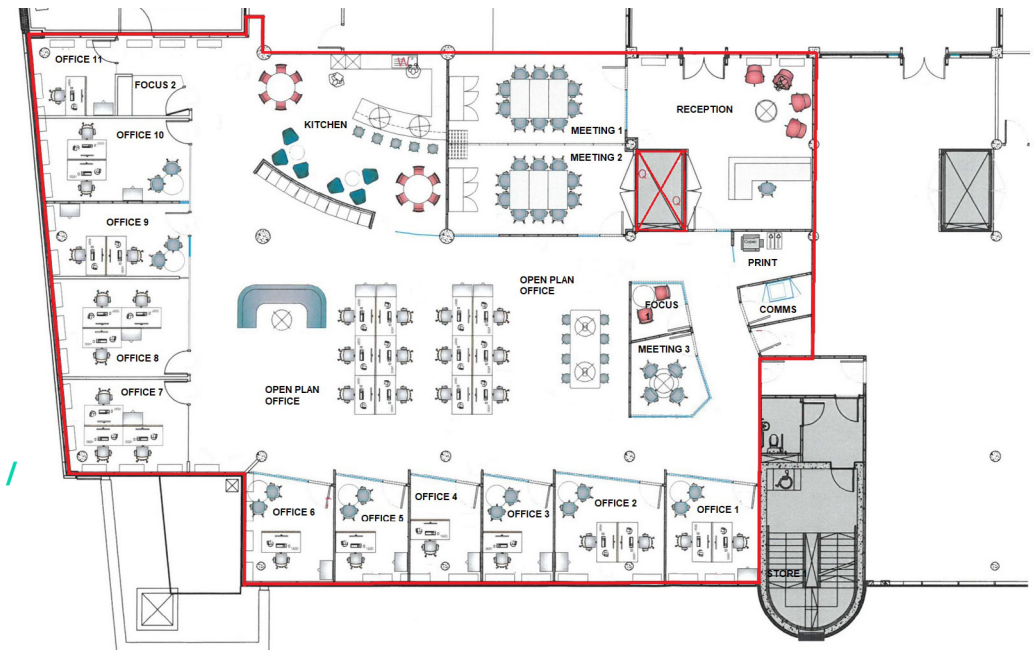


## Description

One of Aberdeen's premier Grade A buildings, iQ is a modern six-storey office development constructed in 2011. It boasts a high-quality specification, including open-plan office accommodation, three 13-person high-speed passenger lifts, low-energy displacement air conditioning, and WC and shower facilities on every floor. A striking full-height atrium creates an inviting common area, ideal for informal meetings and networking.

The available suite is located on the ground floor and provides a self-contained, fully operational 'plug and play' office solution. The layout includes a series of private offices, dedicated meeting rooms, and a generous break-out/kitchen space. A dual boardroom, equipped with a concertina partition system, offers flexibility for larger gatherings or smaller sessions. Additional project rooms and focus areas are also in place.

With raised access floors, LED lighting, and acoustic treatments, the suite delivers an exceptional working environment. IT cabling and furniture are included, with AV and desk monitor systems available by separate negotiation.



### South-West Suite / Ground Floor

608.51 sq.m  
(6,550 sq.ft)

## Specifications



Low energy  
displacement air  
conditioning



LED  
lighting



Plug  
& Play



Air quality  
sensors –  
installation 2025



Full raised  
access flooring  
(150mm)



Male and female  
toilet and shower  
facilities



EPC rating 'B'  
(pathway to EPC A  
identified)



WELL  
Health-Safety  
Rating



Staff  
breakout  
facilities



BREEAM –  
Good



Secure basement  
park (10 spaces)



ActiveScore  
Gold Rating



One of Aberdeen's  
premier Grade A  
buildings

iQ

iQ Building  
South-West Suite / Ground Floor





## Why iQ?



Central location



10 minute walk to  
Aberdeen bus &  
rail stations



Secure basement  
parking



17 mins drive to  
Aberdeen airport



13 mins drive to  
AWPR



Short walk to bars,  
restaurants and  
shops

### Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate Net Internal Area calculated:-

608.51 sq.m (6,550 sq.ft).

### Lease

There is a Full Repairing and Insuring lease in place to COSL Offshore Management AS until 31 July 2033 with a tenant break option on 31 July 2028 at a passing rent of £185,037.50 per annum exclusive of VAT. It is our client's preference to assign their interest however, consideration would be given to sub-letting in whole. Should an incoming tenant wish for a longer lease term, then the Landlord would be open to a surrender discussion.

### Rateable Value

The Valuation Roll shows the following Rateable Values effective from 1 April 2023.

South-West Suite, Ground Floor - £112,000

10 Car Parking Spaces - £10,000

### Rates Detail

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](http://www.saa.gov.uk)

### Service Charge

There is a Building Service Charge payable to cover costs for operation, repair and maintenance over the common parts. Further details can be provided on request.

### EPC

B24.

### VAT

VAT will be payable in addition to the 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

On conclusion of legal missives.



### Contacts

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DISCLAIMER: 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. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. September 2025

**FG Burnett**