

# QR 20 QUEEN'S ROAD

To Let / For Sale

## MODERN WEST END OFFICE WITH CAR PARKING

869.72 Sq M (9,362 Sq Ft)

20 QUEEN'S ROAD / ABERDEEN / AB15 4ZT

- \* Modern Office Accommodation
- \* Located In The Heart Of Aberdeen's West End Office District
- \* Car Parking To The Front & Rear



## Location \*

The subjects are located on the north side of Queen's Road within the heart of Aberdeen's prestigious West End office district. Union Street, Aberdeen's main commercial thoroughfare is a short distance to the east. In addition, the city's main arterial route, Anderson Drive is also nearby to the west. The location is home to a number of professional firms, banks, and energy sector companies.

Surrounding occupiers include CMS, Pinsent Masons, St James' Place, Virgin Money, and Royal Bank of Scotland.

Aberdeen's West End offers a range of restaurants and hotels including Malmaison, The Chester Hotel, and The Dutch Mill, along with cafés such as Café at the Cross, Parx Café, and Café Cognito.

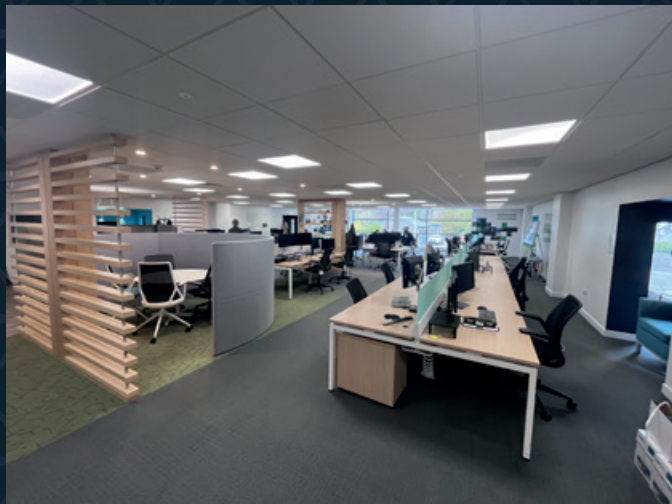
## Description \*

The property provides a range of high-quality office accommodation, offering a flexible, modern working environment. The property has been fitted and finished to a high standard of specification and finish, with the rear extension providing open plan office accommodation across three levels and the original building providing a mixture of private meeting and offices spaces.

Externally the property partly comprises a traditional, detached, two storey 19th Century former townhouse which has been extended to the rear, following the addition of a modern three storey extension.

### Specification includes:

- \* 3x open plan office spaces
- \* 6x private office / meeting rooms
- \* 1x reception area
- \* 1x waiting room
- \* 3x tea preparation areas
- \* Air conditioning
- \* Modern light fittings (Primarily LED)



## Accommodation \*

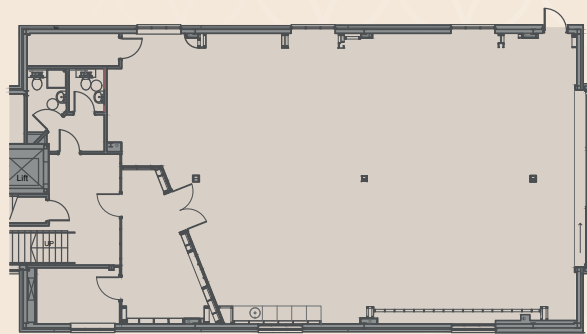
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas are noted below:-

Description	Sq M	Sq Ft
Lower Ground Floor (GF Rear)	210.03	2,261
Ground Floor	357.61	3,849
First Floor	275.60	2,967
Attic	26.48	285
<b>TOTAL</b>	<b>869.72</b>	<b>9,362</b>

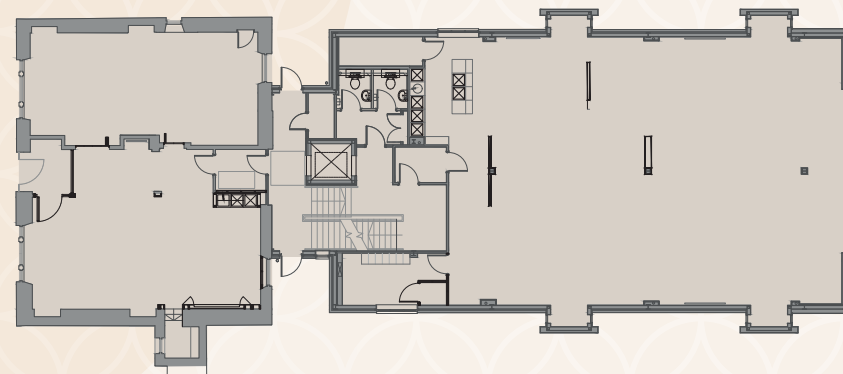


## Car Parking

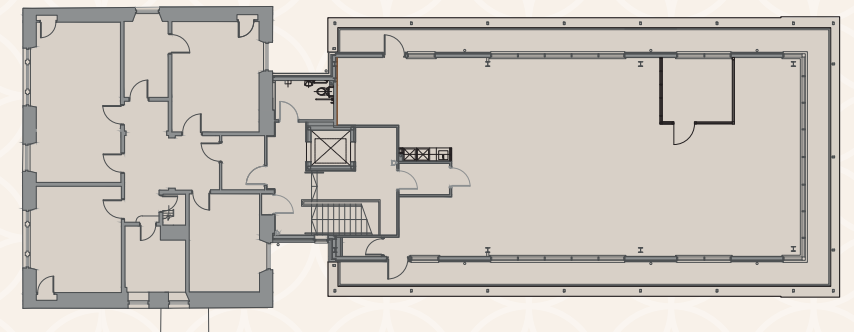
The property benefits from 28 dedicated car parking spaces including 3 of these located to the front of the building.



Lower Ground Floor (GF Rear)



Ground Floor



First Floor

## Rent / Price \*

Upon application.

## EPC \*

The subjects have an EPC Rating of C. A copy of the EPC and Recommendation Report can be provided upon request.

## Rateable Value \*

The subjects are currently entered in the Assessor's Valuation Roll effective 1st April 2026 with a Rateable Value of £153,000.

## VAT \*

All monies due under the lease will be VAT chargeable at the applicable rate.

## Legal Costs \*

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## Viewing \*

Please contact the letting agents.

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