



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 *

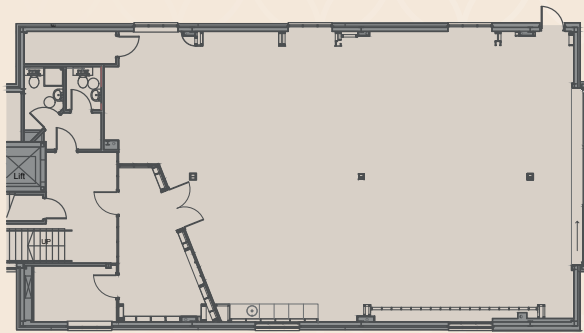
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas are noted below:-

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
TOTAL	869.72	9,362



Car Parking

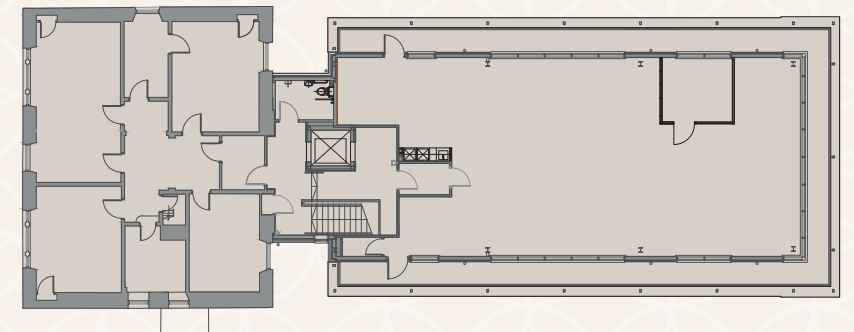
The property benefits from 28 dedicated car parking spaces including 3 of these located to the front of the building.



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 incoming tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

Viewing *

Please contact the letting agents.

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