

ABERDEEN

33 QUEENS ROAD, AB15 4ZN

TO LET

Prestigious West End
Office Building

– 657.01 SQ M
(7072 SQ FT)

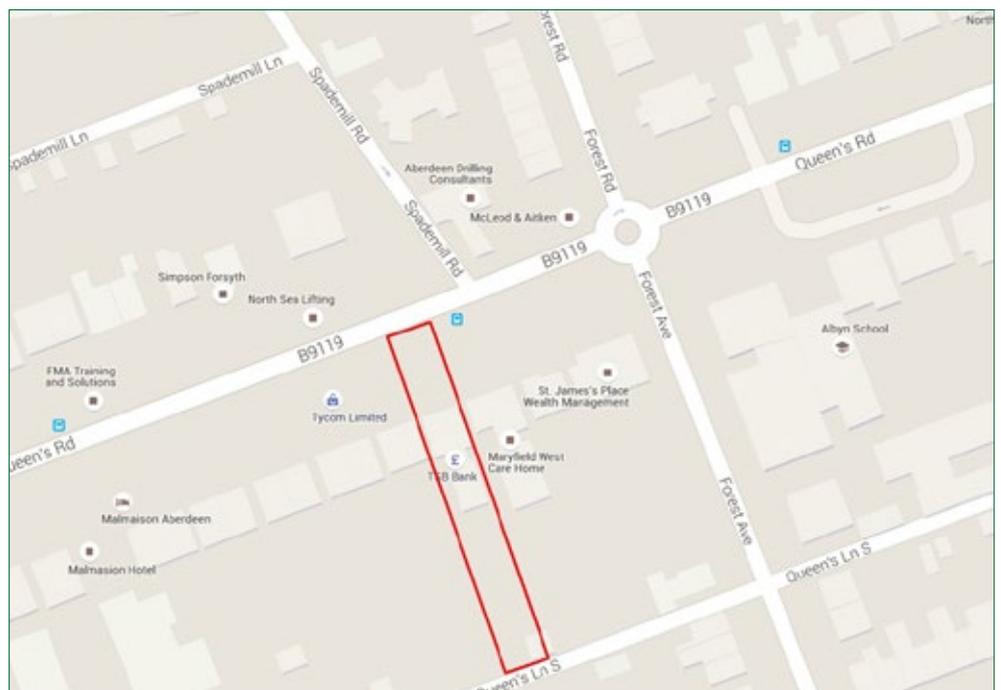


LOCATION

The property is located on the south side of Queens Road in the heart of Aberdeen's prestigious West End business district. Queens Road is located only a short distance from Union Street, the city's principal shopping thoroughfare.

The property is close to Malmaison and The Chester Hotel, with other occupiers in the vicinity including **Knight Property Group, McLeod & Aitken, J&E Shepherd** and **St James's Place**.

The exact location is shown on the plan below.



VIEWING & OFFERS

For further information or viewing arrangements please contact the sole agent:

Gordon Pirie
gordon.pirie@cbre.com

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Tel: 01224 219000

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1 Albyn Terrace
Aberdeen
AB10 1YP
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CBRE

DESCRIPTION

The subjects comprise an architecturally impressive detached granite building arranged over 4 floors, with a modern 3 storey extension to the rear. The building was recently refurbished to provide high specification Grade A office accommodation, which sympathetically retains a number of traditional features.

The property benefits from the following specification:

- 1 x 9 person lift
- DDA compliant
- Fully accessible raised access flooring
- Air conditioning throughout the majority of the building
- Shower facilities
- 30 car parking spaces (1:228 sq ft)



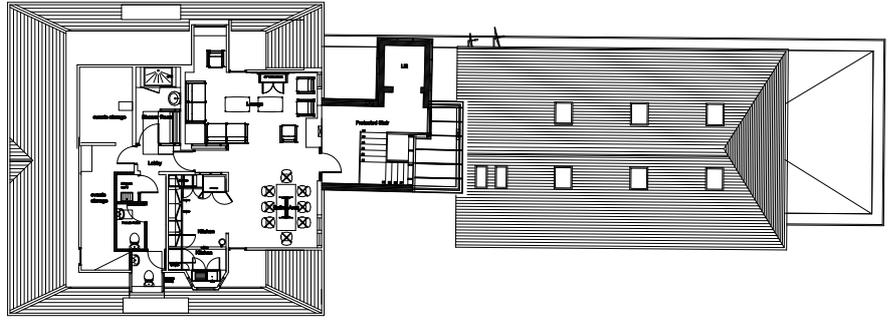
ACCOMMODATION

The following areas have been calculated on a net internal area (NIA) basis in accordance with the Code of Measuring Practice (6th edition) as prepared by the RICS.

OFFICE ACCOMMODATION	SQ M	SQ FT
Main Building	615.76	6,628
Out Building	41.25	444
TOTAL	657.01	7,072

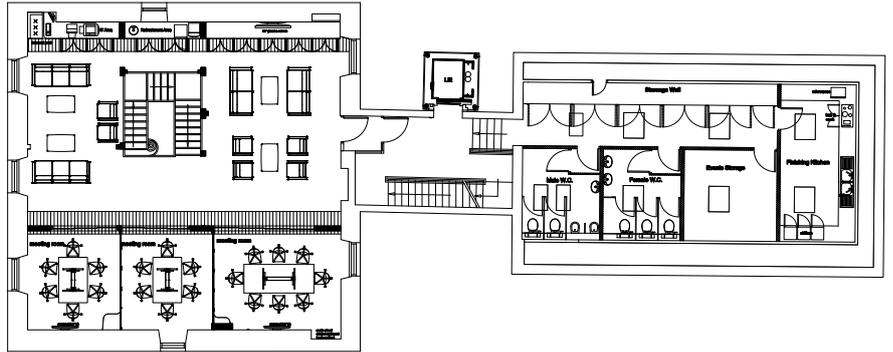
SECOND FLOOR

Break Out Area | Kitchen |
Staff Canteen
Male & Female Toilet | Shower Room
Storage



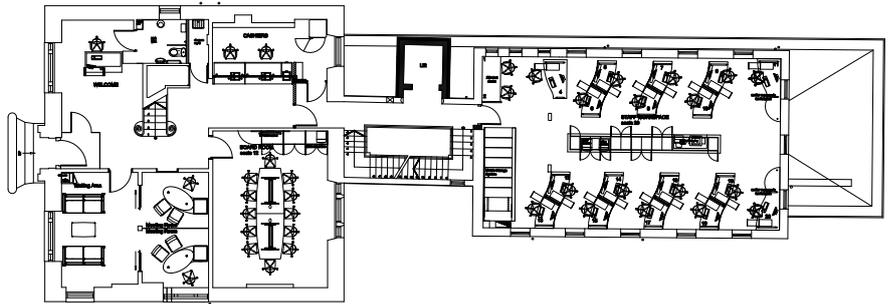
FIRST FLOOR

Open Plan Meeting / Entertaining Area
3 Meeting Rooms
Kitchen
Male, Female & Disabled Toilet
Storage



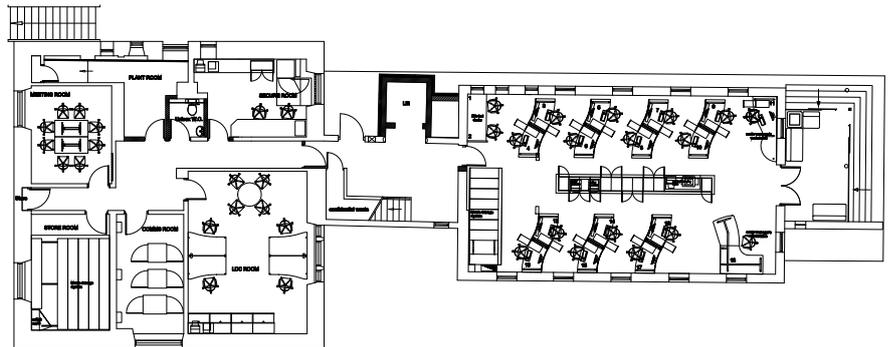
GROUND FLOOR

Open Plan Office | Boardroom
2 Meeting Rooms
Reception & Waiting Area
Disabled Toilet



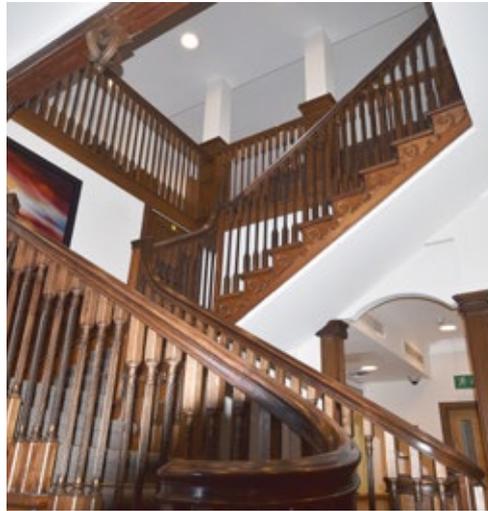
LOWER GROUND FLOOR

Open Plan Office | 2 Meeting Rooms
Storage | Unisex Toilet



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EPC

The property has an EPC rating of D. Full documentation can be provided on request.

LEASE TERMS

The property is held on a full repairing and insuring lease expiring 28th February 2023. The current rent is £232,504 p.a. exclusive of VAT, subject to an upwards only rent review on 1st March 2018. Our client is looking to assign their leasehold interest, although may consider sub-leasing.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as having a rateable value of £178,000.

LEGAL COSTS

Each party will bear their own legal expenses incurred documenting the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues if applicable.

Cost of obtaining landlord's consent will be borne equally between the ingoing occupier and the current occupier.

DATE OF ENTRY

By agreement and upon conclusion of legal formalities.

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