

FOR SALE / TO LET

1 QUEENS TERRACE

ABERDEEN

AB10 1XL

LOCATION

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

Nearby occupiers include Aberdeen Asset Management, LR Senergy, Addax Petroleum and Ithaca Energy.

DESCRIPTION

The subjects comprise of a mid-terraced, traditional granite building arranged over ground, first, and second floors providing a mix of open plan and cellular office accommodation.

Ample car parking is available to the rear extending to 2,196 sq ft providing 10 spaces.



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CBRE

1 QUEENS TERRACE, ABERDEEN

ACCOMMODATION

The subjects have been measured in accordance with International Property Measurement Standards (IPMS3) and extend to the following approximate floor areas:

Floor	sq. m	sq. ft
Ground	138.07	1,486
First	118.43	1,275
Second	110.59	1,190
TOTAL	367.09	3,951

Limited Use 154 sq ft

PRICE

Offers over £1,000,000 exclusive of VAT.

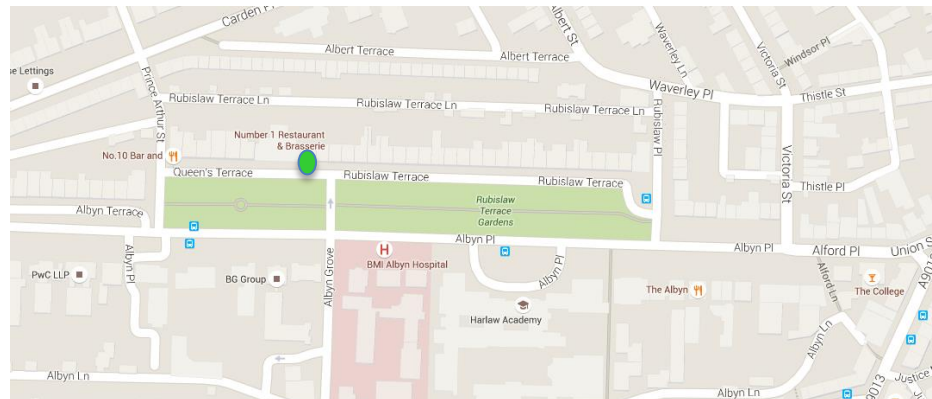
LEASE TERMS

Consideration will also be given to leasing the property on Full Repairing and Insuring terms for a negotiable period.

Offers over £100,000 per annum exclusive are invited.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as having a rateable value of £59,500.



ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of D. Full documentation can be provided on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the transaction. The incoming tenant will be responsible for any LBTT and Registration dues, if applicable.

VAT

All figures quoted are exclusive of VAT.

FURTHER INFORMATION

To arrange a viewing or for further information, please contact the sole agents.

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