

TO LET
- FIRST FLOOR AVAILABLE -

TO LET

FIRST FLOOR
West End Open Plan Office

257.67 SQ.M [2,774 SQ.FT]

70 QUEENS
ROAD



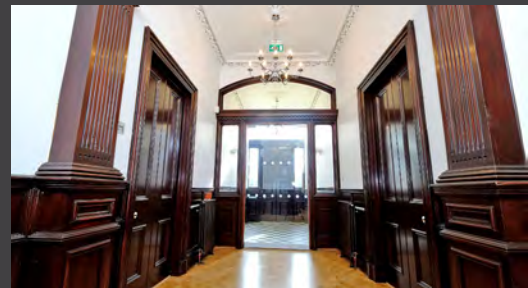


70 QUEENS ROAD

“70 Queens Road offers a fusion of traditional Aberdeen granite and contemporary glazed splendour, this re-generated office is ideally located in the heart of Aberdeen’s prestigious West End office district.”



70 QUEENS ROAD



LOCATION

No. 70 is situated on the north side of Queens Road, close to its junction with Bayview Road, in the heart of Aberdeen's prime West End office district. The property is ideally located in close proximity to both Malmaison and Chester Hotels. Occupiers situated nearby include Lloyds Banking Group, HSBC, Pinsent Masons and St. James's Place.

DESCRIPTION

70 Queens Road provides an occupier with the grandeur of a traditional granite office building together with the benefit of a modern open plan extension.

The original granite building provides a combination of office and meeting rooms arranged over three levels. The building has been sympathetically refurbished to the highest standard retaining most of its authentic period features.

The impressive rear building is accessed via a glazed link and has been finished with a mix of glazed and granite finishes. The extension provides three floors of modern open plan accommodation, creating an exceptional working environment.



The building has been sympathetically refurbished to the highest standard retaining most of its authentic period features.

CAR PARKING

6 car parking spaces.

FLOOR AREAS

The first floor provides the following approximate net internal area:

First Floor - 257.67 SQ.M [2,774 SQ.FT]

SPECIFICATION

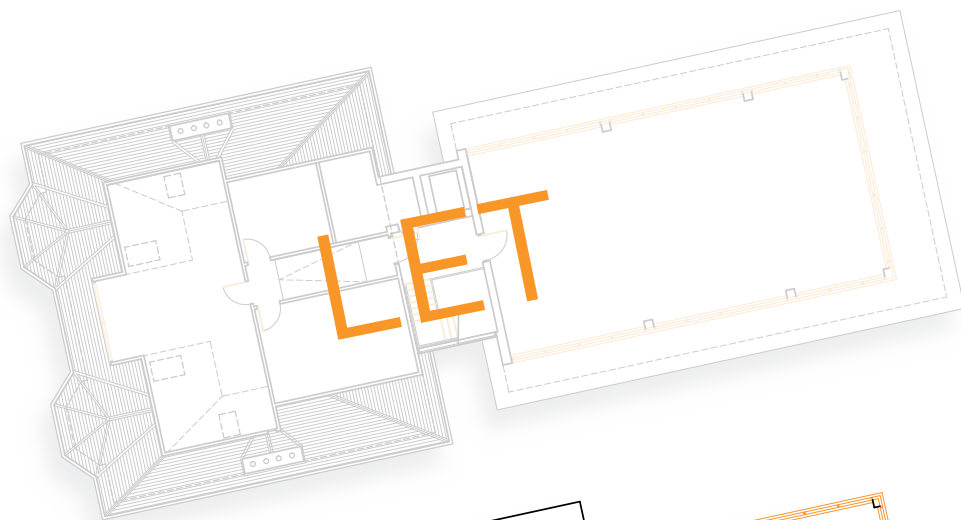
- Prestigious, striking external appearance
- Raised access flooring to open plan areas in new extension
- VRV air conditioning
- High quality male and female toilets with shower facilities
- 8 person passenger lift
- High quality floor and wall coverings throughout

70 Queens Road provides an occupier with the grandeur of a traditional granite office building together with the benefit of a modern open plan extension.

SECOND FLOOR

LET

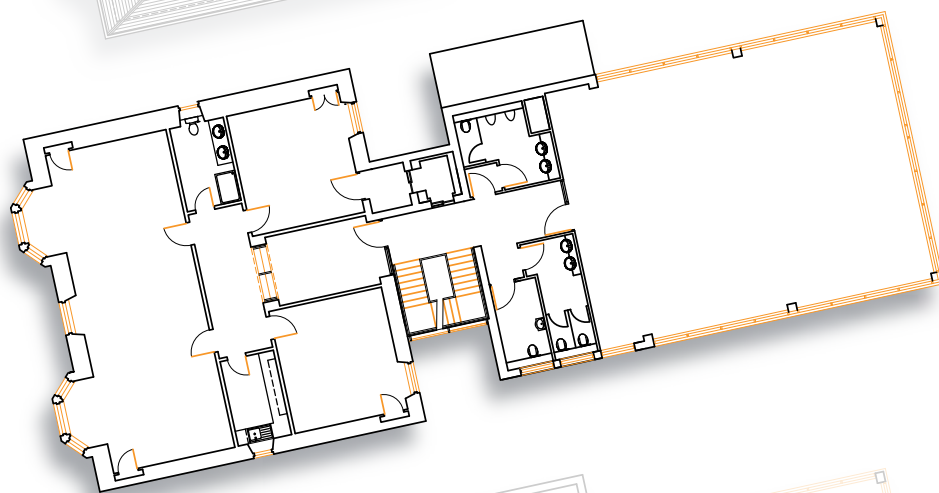
3 offices / comms room / plant room



FIRST FLOOR

[257.67 SQ.M / 2,774 SQ.FT]

4 offices / shower room / toilets
kitchen / print and copy area

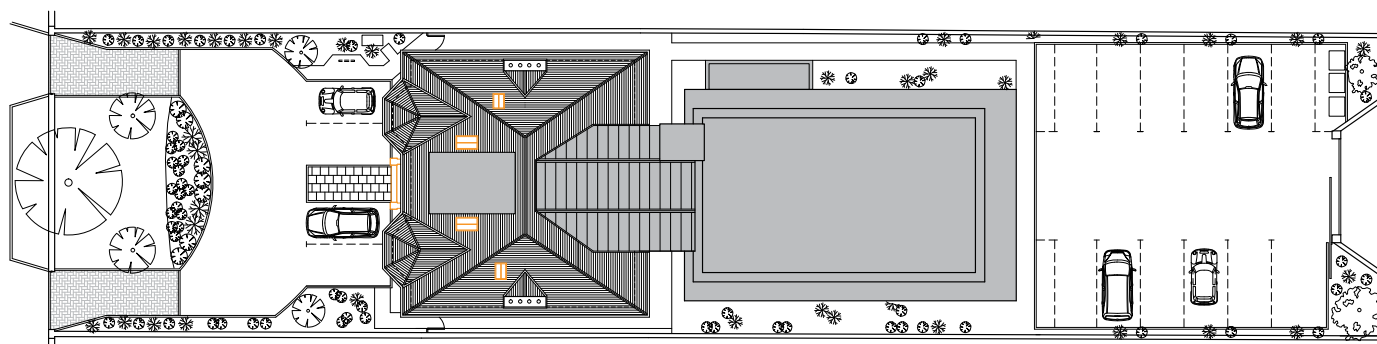
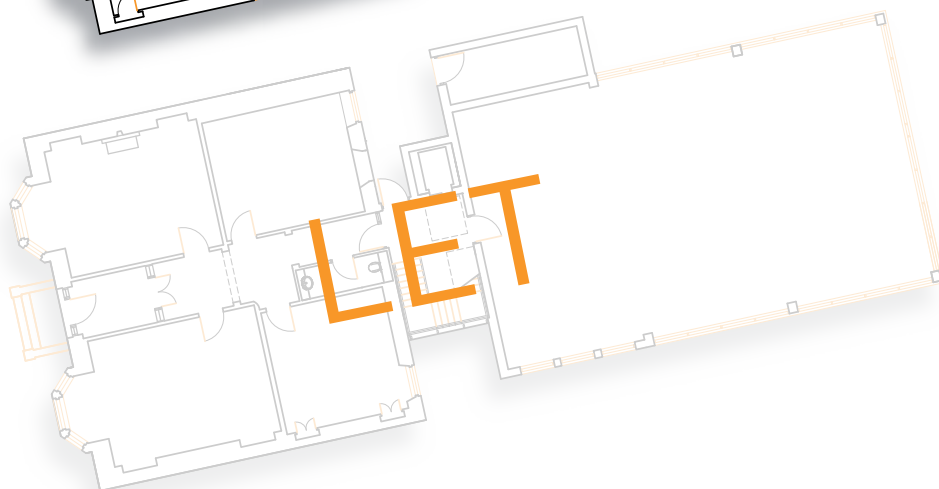


GROUND FLOOR

LET

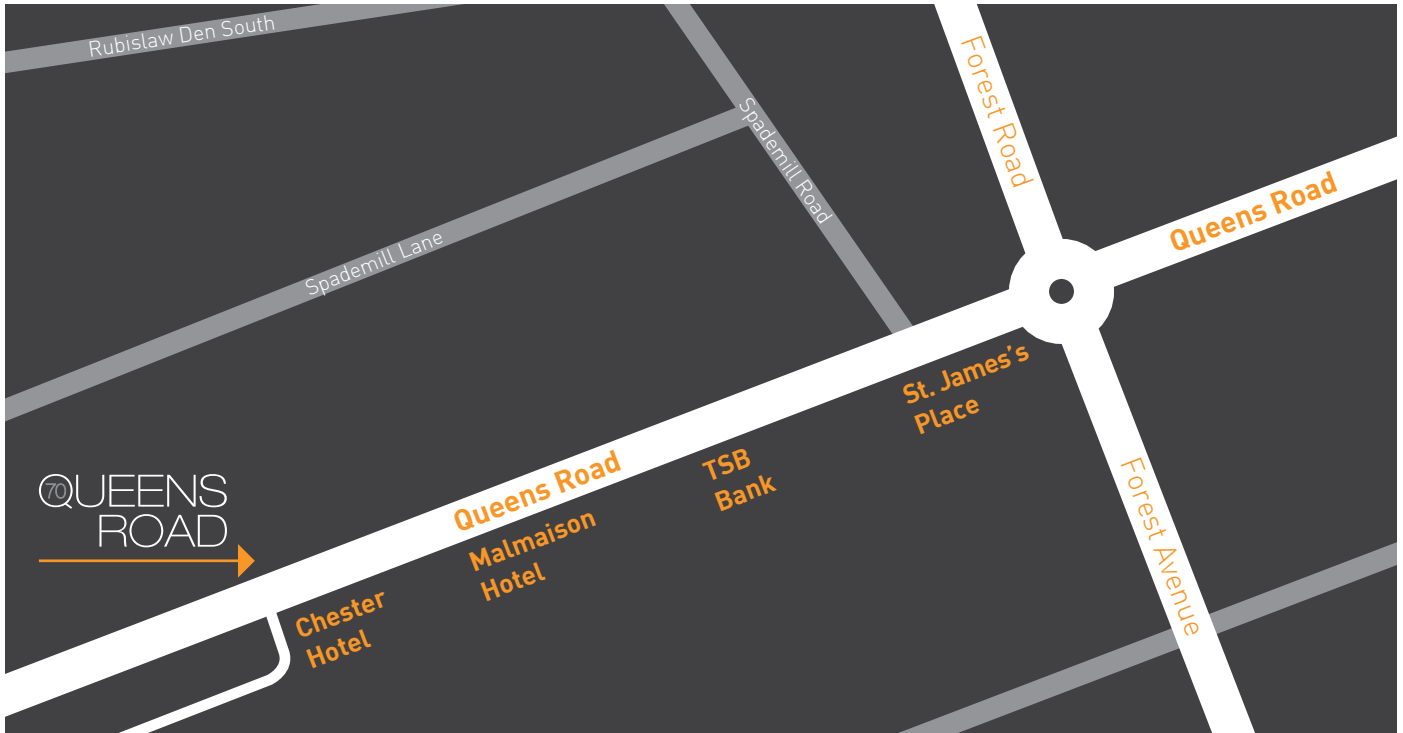
5 offices / toilet

DECIPHER
ENERGY LIMITED



CAR PARK

6 car parking spaces



LEASE TERMS

The premises are offered on a new Full Repairing and Insuring lease with 5 yearly upwards only rent reviews.

RENT

On application.

VAT

VAT will be payable on all monies due under the lease terms.

RATEABLE VALUE

The Rateable Value will require to be assessed on completion. However, an indication of rates payable can be provided.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

LEGAL COSTS

Each party will be responsible for their own legal costs arising from the transaction with SDLT and registration dues to be covered by the incoming tenant.

ENTRY

By arrangement.

FURTHER INFORMATION

For further information please contact;

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