TO LET / MAY SELL
Detached West-End Office / Development Opportunity
6,170 sq.ft / 24 car spaces
LOCATION

10 Queen’s Road is situated on the north side of Queen’s Road between Queen’s Cross roundabout and Anderson Drive (A90). By virtue of its location, the building benefits from both a highly desirable business address and also from a prominent setting in the heart of Aberdeen’s prime West End office district.

Nearby occupiers include The Oil and Gas Technology Centre, Pinsent Masons, St James’s Place Wealth Management, CMS Cameron McKenna Nabarro Olswang, Knight Property Group and HSBC. The Dutch Mill Hotel is directly across the road, and Malmaison and The Chester Hotel are a short distance west.

DESCRIPTION

10 Queen’s Road comprises an imposing detached granite and slate villa arranged over lower ground, ground, first and second floors, with a modern two storey rear extension. The property is in the Albyn Place / Rubislaw conservation area, but 10 Queen’s Road is not listed.

There is a large feu, with parking at the front for approximately 8 cars and parking to the rear (accessed from Queen’s Lane North) for approximately 16 cars. The remainder of the site is covered with grass, mature trees and foliage, which provide additional amenity in the way of garden grounds and break out space. There is a two outlet electric vehicle charging station in the front car park. Externally there is a secure store for 10 bicycles.

The original villa comprises predominately cellular office accommodation, which is ideally complemented by the open plan rear extension. There is a gas fired central heating system and the property benefits in part from air conditioning. The entire property is due to undergo a comprehensive refurbishment following the expiry of the existing tenancy in Q4 2018.

The site extends to circa 0.18 Hectares (0.46 Acres).

KEY HIGHLIGHTS

- DETACHED WEST END OFFICE BUILDING
- PRESTIGIOUS AND PROMINENT LOCATION
- EXCELLENT CAR PARKING PROVISION - 1:257 SQ.FT
- MIX OF OPEN PLAN AND CELLULAR OFFICE ACCOMMODATION - 6,170 SQ.FT
- CLOSE PROXIMITY TO QUEEN’S CROSS
- COMPETITIVE RENT AND FLEXIBLE LEASE TERMS
- POTENTIAL FOR ALTERNATIVE USE, SUBJECT TO PLANNING
- SITE AREA CIRCA 0.18 HECTARES (0.46 ACRES)
ACCOMMODATION
The building was measured on inspection and the following Net Internal Areas derived:

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq.m</th>
<th>sq.ft</th>
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</thead>
<tbody>
<tr>
<td>Lower Ground Floor</td>
<td>134.36</td>
<td>1,446</td>
</tr>
<tr>
<td>Ground Floor (including rear extension)</td>
<td>193.64</td>
<td>2,084</td>
</tr>
<tr>
<td>First Floor (including rear extension)</td>
<td>194.13</td>
<td>2,090</td>
</tr>
<tr>
<td>Second Floor</td>
<td>51.10</td>
<td>550</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>573.23</strong></td>
<td><strong>6,170</strong></td>
</tr>
</tbody>
</table>

ENTRY
Following expiry of the existing tenancy, and upon completion of the refurbishment, Q4 2018 / Q1 2019.

LEASE TERMS
Available on a Full Repairing and Insuring lease, for a negotiable duration.

RENT
£150,000 (exc VAT) per annum.

PRICE
Offers are invited for our client’s heritable interest.

VAT
All prices quoted are exclusive of VAT, which will be charged at the standard rate.

RATEABLE VALUE
The property is currently contained in the Valuation Roll with a Rateable Value of £153,000 effective from 1 April 2017. Any ingoing occupier would have the right to appeal.

ENERGY PERFORMANCE CERTIFICATE
The building has an EPC Rating of ‘D’. A copy of the certificate can be provided to interested parties upon request.

LEGAL COSTS
Each party will be responsible for their own legal costs and the tenant will be responsible for any LBTT and Registration Dues.
VIEWING & OFFERS

Strictly by appointment with the sole letting agents;

SIMPSON BUGLASS
+44 (0) 1224 971133
SBuglass@savills.com

DAN SMITH
+44 (0) 1224 971134
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