



**FOR SALE / MAY LET**

## **MODERN OFFICE PREMISES**

FINISHED TO A GOOD STANDARD  
AVAILABLE IN WHOLE OR PART  
FLOOR AREA: 108.56 SQM (1,168 SQFT)  
4 CAR PARKING SPACES  
TOWNHOUSE TO THE FRONT ALSO AVAILABLE



**46B QUEEN'S ROAD, ABERDEEN, AB15 4YE**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202 800, [www.shepherd.co.uk](http://www.shepherd.co.uk)

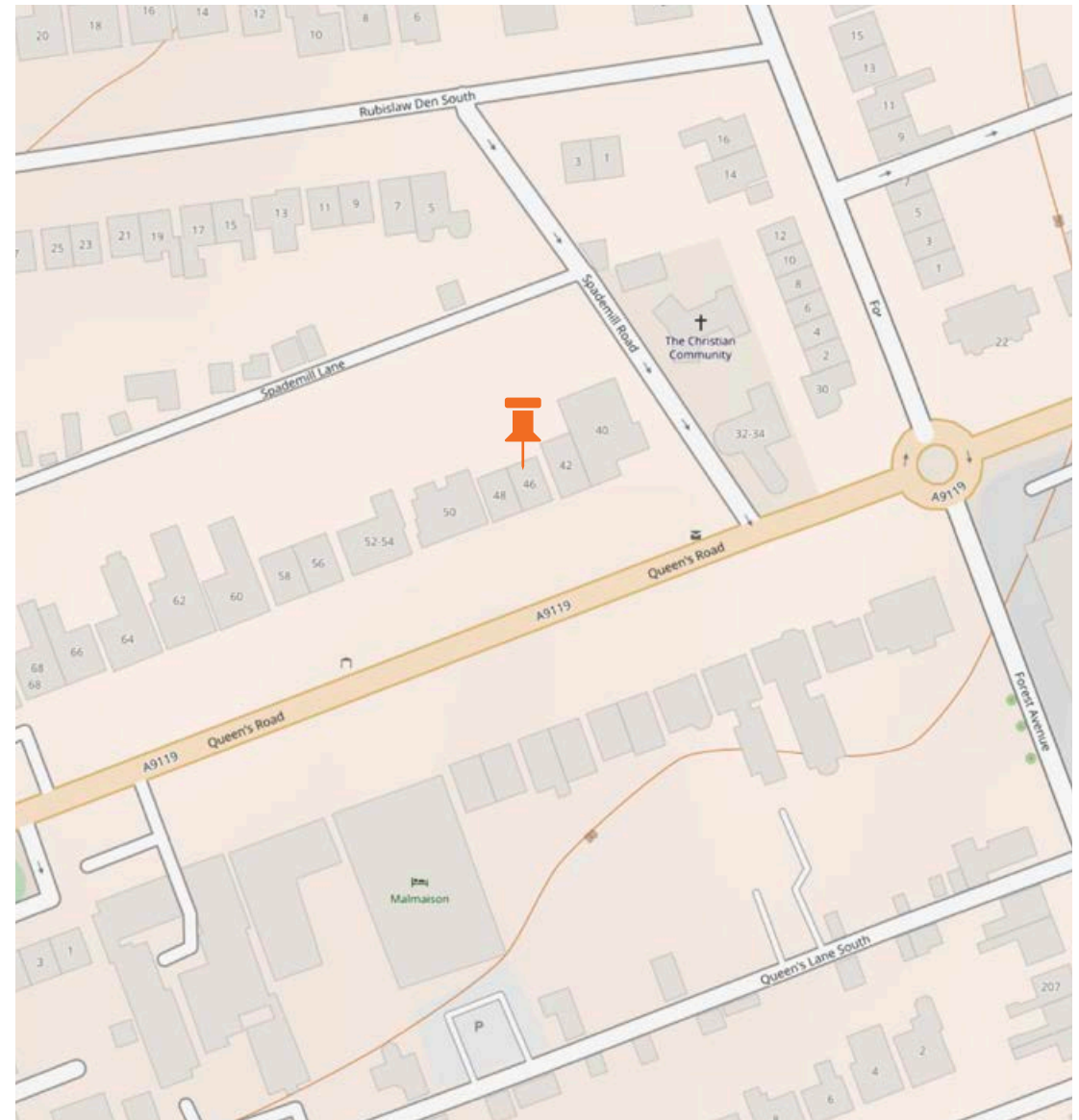


## 46B QUEEN'S ROAD, ABERDEEN, AB15 4YE

### LOCATION

The subjects are located on the north side of Queen's Road, within the west end office area. The location is home to a number of office occupiers including Waldorf Production, SBP Accountants, St James Wealth, Aberdeen Drilling Consultants and McLeod & Aitken. In addition, Malmaison and Chester Hotels are also in close proximity to the subjects.

Aberdeen City Centre is approximately 1.5 miles East of the premises with Anderson Drive, which forms part of the City's inner ring road system being immediately to the east.



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### DESCRIPTION

The premises comprise of a modern detached office building of block construction under a pitched roof which has been partially rendered and partially clad. The building also benefits from good levels of natural light via extensive glazing to the south and west elevations. The premises are accessed via Spademill Lane with a secondary access from Queen's Road. The accommodation provides two offices and board room on ground floor with a w.c. with the first floor providing an open plan working environment along with a kitchen area and male and female w.c. and shower facilities.

A suspended ceiling is installed at ground floor level incorporating LED light fittings with spot lights and velux windows being installed at first floor level. Heating is via a gas fired radiator system.

### CAR PARKING

There is parking for 4 vehicles to the front of the premises.



# 46B QUEEN'S ROAD, ABERDEEN, AB15 4YE

## ACCOMMODATION

46B Queen's Road	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	60.57	652
First Floor	47.99	517
<b>TOTAL</b>	<b>108.56</b>	<b>1,168</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## SUB-DIVISION

The premises are available in whole or part with further information available upon request

## PRICE

Offers of £275,000 exclusive of VAT are sought for our clients interest in the premises

## RENTAL

£25,000 per annum exclusive of VAT and payable quarterly in advance.

## LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period.

## RATING

The subjects are currently entered into the Valuation Roll as follows:

Office - £15,250

A purchaser/tenant would have the opportunity to appeal this figure.

## ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENTRY DATE

Upon conclusion of Legal Missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



## ADDITIONAL ACCOMMODATION

The Building to the front of the site is also available providing 216.53 sqm (2,330 sqft) of additional accommodation arranged over, ground first and attic floors along with 9 car parking spaces.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
Mark McQueen, mark.mcqueen@shepherd.co.uk

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