

To Let
REFURBISHED PRIME WEST END OFFICES
with 4 private parking spaces

1 Queens Lane South / Queens Cross / Aberdeen / AB10 6XW

1070 SQ.FT. (99.4 sq.m)

Nº1
QUEENS
LANE
SOUTH



LOCATION

The building is prominently situated at the junction of St Swithin Street and Queens Lane South, a short distance south of Queens Cross roundabout in the heart of Aberdeen's prime West End office district.

Neighbouring occupiers include Virgin Money, Bank of Scotland, CMS and Pinsent Masons. There are also great amenities in the area with The Dutch Mill, Malmaison, Chester Hotel, Café Cognito and the Co-op all within a short walking distance.

Nº1
QUEENS
LANE
SOUTH



Description

The subjects comprise self-contained first floor office premises within a prominent detached 2 storey granite and slate building. The building is located within a pleasant landscaped area with four parking spaces which are accessed from Queens Lane South. There is also pedestrian access off St Swithin Street.

There is a reception, open plan area, large storage/ comms cupboard plus three private offices

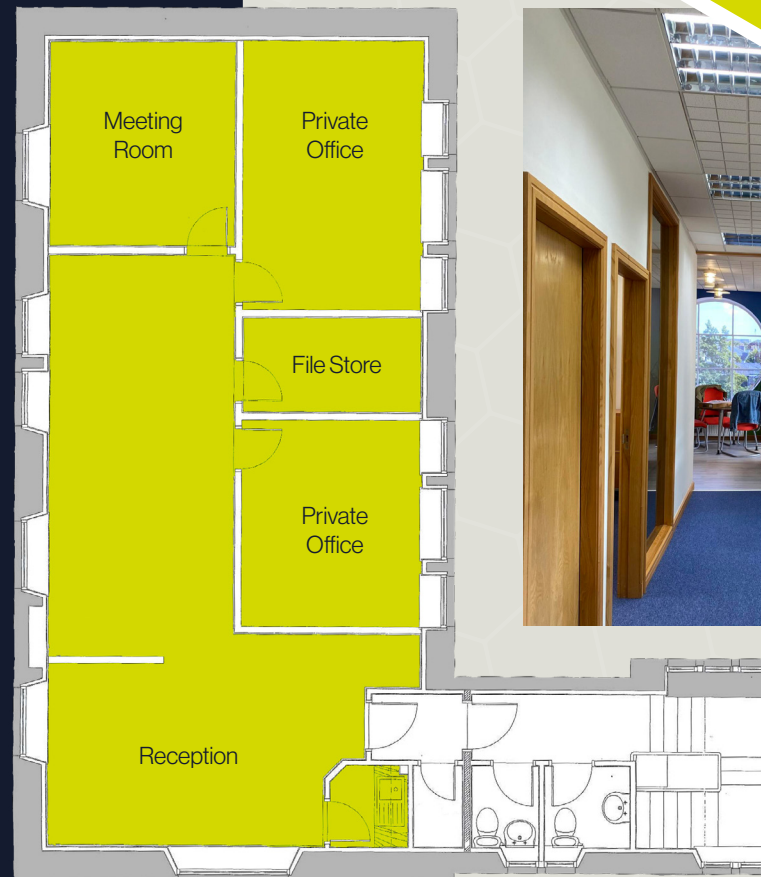
The accommodation has been fully refurbished to a high standard throughout and benefits from a security alarm system, gas fired central heating, carpeting and full fibre to the premises. There are also two prep areas with fridge, dishwasher and storage units. There are two toilets plus an accessible WC on ground floor level.

Floor Area

First Floor 1,070 sq.ft. (99.4 sq.m)

Rateable Value

The property has been entered in the Valuation Roll at a rateable value of £17,000 and rates payable of £8466 p.a. Qualifying tenants will benefit from the Small Business Rates Relief Scheme.



EPC Rating

'E' – Full documentation can be provided on request.

Lease Terms

A minimum term of 5 years is sought.

Rent

£27,000 per annum, exclusive of VAT.

Service charge

The tenant will be liable to pay a contribution to the upkeep, repair and maintenance of the common parts of the premises.

Electricity

The suite current benefits from a fixed electricity tariff to the end of 2026 of 16.4p per Kwh with standing charge of 8p per day, a significant saving on current prices.

Entry

Immediate entry.

Legal Costs

Legal party to bear their own legal costs with incoming tenant to pay LBTT and recording duties.



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Further information & viewing

Please contact the joint letting agents:-

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