



TRADITIONAL WEST END MID TERRACED TOWNHOUSE
OFFERING MODERN OFFICE ACCOMMODATION



FG Burnett

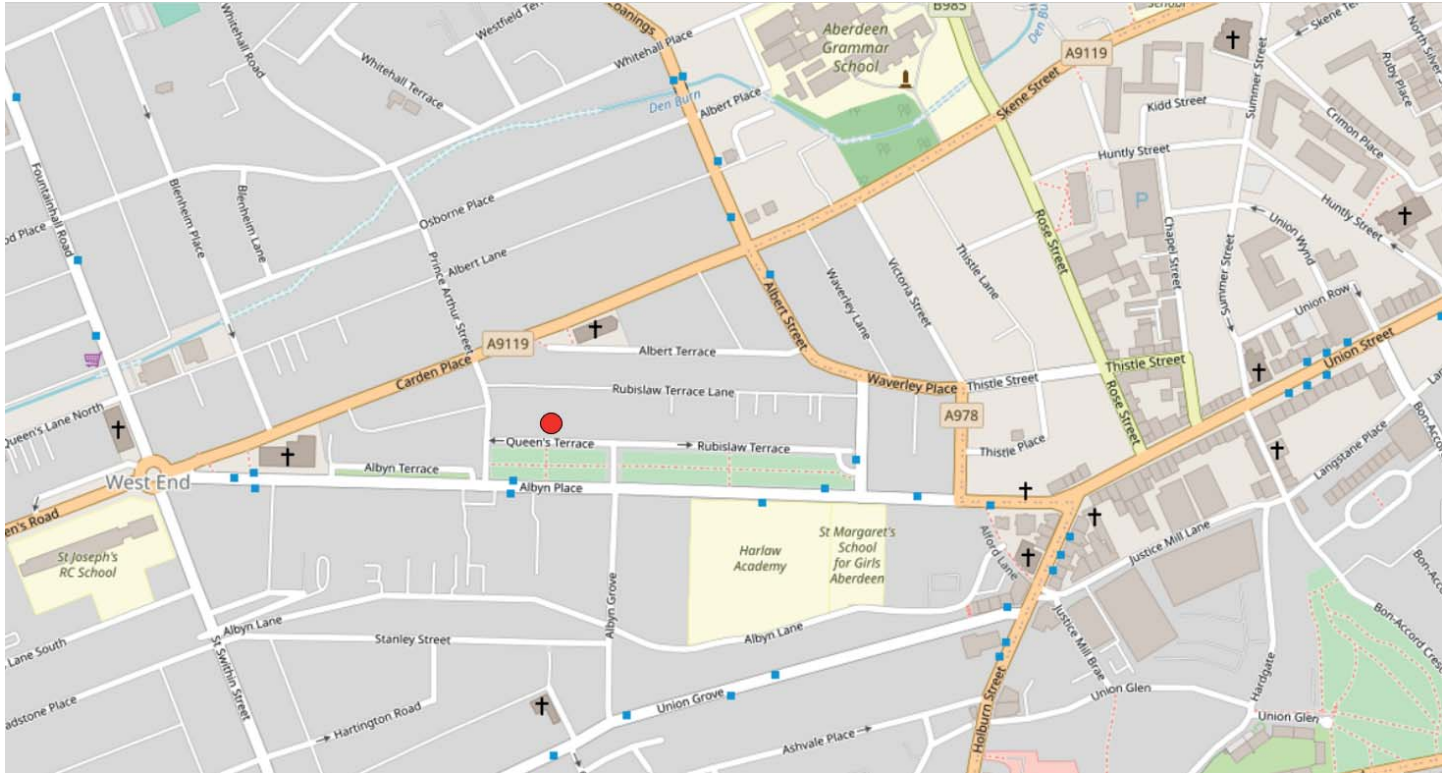


TO LET
5 Queen's Terrace

Aberdeen, AB10 1XL | From 95.4 - 422.5 sq.m (1,027 - 4,548 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



TRADITIONAL WEST END MID TERRACED TOWNHOUSE OFFERING MODERN OFFICE ACCOMMODATION

LOCATION

5 Queen's Terrace is located in the heart of the West End office district on the north side of Queen's Terrace, providing views over Queen's Terrace Gardens. Set back from Albyn Place, Queen's Terrace is located within the Albyn Place / Rubislaw Conservation Area. The exact location is shown on the plan above which has been provided for identification purposes.

DESCRIPTION

5 Queen's Terrace comprises a traditional granite and slate, mid terraced townhouse arranged over lower ground, ground and two upper floors. The building has been extended to the rear at ground floor level creating a boardroom with natural vaulted roof light. 5 Queen's Terrace provides cellular office accommodation with some of the office rooms having been knocked through to provide larger more open plan accommodation. In general the building provides a series of rooms of varying sizes, along with small kitchen, male and female toilet and a shower at lower ground floor level. At ground floor, the lobby area is capable of housing a small reception and waiting area and a small meeting room.

5 Queen's Terrace is capable as being let as a whole or alternatively on a floor by floor or combination of floors basis and will be undergoing a refurbishment once the present tenant vacates.

FLOOR AREAS

5 Queen's Terrace has been measured in accordance with IPMS 3 and the following areas derived:-

Floor	IPMS 3
Lower Ground	119.5 sq.m (1,286 sq.ft)
Ground	111.6 sq.m (1,202 sq.ft)
First	95.4 sq.m (1,027 sq.ft)
Second	96.0 sq.m (1,033 sq.ft)
Total	422.5 sq.m (4,548 sq.ft)

Equivalent NIA - 410.4 sq.m. (4,418 sq.ft)

PLANNING

5 Queen's Terrace is designated a Listed Building – Category B.

PARKING

5 car parking spaces are provided in the rear car park, accessed from Rubislaw Terrace Lane. Metered parking is available on Queen's and Rubislaw Terrace immediately to the front of the building and occupiers will have the ability to apply for a parking permit from Aberdeen City Council.

RENT

£85,000 p.a. Exc VAT. Rental terms for individual or combination of floors is available on request.

RATES

5 Queen's Terrace is currently entered into the Valuation Roll with a Rateable Value of £102,000 to include parking. Indicative RV's will be provided on a floor by floor basis to interested parties. An incoming tenant will have the ability to appeal the Rateable Value.

SERVICE CHARGE

A service charge relative to the maintenance, upkeep, repair and servicing of the common areas will apply in the event the building is in multi occupancy.

LEASE TERMS

The landlord is prepared to be flexible relative to lease lengths and their letting strategy for the building.

EPC

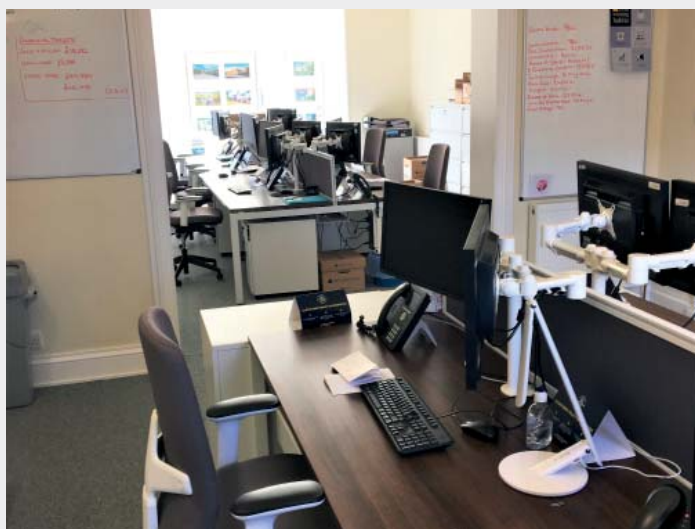
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VAT

VAT will be payable in addition to all monies due under the lease.

LEGAL COSTS

Each party will bear their own legal costs in documenting the lease. The incoming tenant will be responsible for the payment of Registration dues and LBTT.



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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



FG Burnett

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