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25 Albyn Place, ABERDEEN AB10 1YL

TO LET

**TWO ADJACENT MID TERRACED TOWN HOUSES
AVAILABLE ON FLEXIBLE LEASE TERMS**



**2 & 3 QUEEN'S TERRACE
ABERDEEN
AB10 1XL**

Viewing is strictly by arrangement
with the joint letting agents

Floor space:

**From 253 sq m (2,723 sq ft)
To 1,518 sq m (16,340 sq ft)**

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Location:

2 & 3 Queen's Terrace are situated in the heart of Aberdeen's established West End office district. By virtue of their location, the offices benefit from a prime business address and also from a vast array of local amenities.

Union Street, Aberdeen's main commercial thoroughfare, is a short walk east and Anderson Drive (A90) the city's main ring road, is less than a mile west. The West End is home to many professional sector occupiers and oil and gas companies. Occupiers in close proximity include; The Royal Bank of Scotland, Bank of Scotland, Aberdeen Asset Management, Ryden, Savills, Hall Morrice and Shepherd and Wedderburn.

The location is shown on the above plan, which has been provided for indicative purposes only.

Description:

2 & 3 Queen's Terrace comprises two traditional mid-terraced granite properties with pitched slated roofs. Each building is arranged over four floors and benefits from private car parking to the rear. The buildings are currently linked on both ground and first floors and each benefits from a passenger lift.

3 Queen's Terrace has been extended to the rear in order to provide a large open plan floor plate, whilst retaining the original cellular offices to the front. 2 Queen's Terrace has not been extended, and remains in cellular configuration.

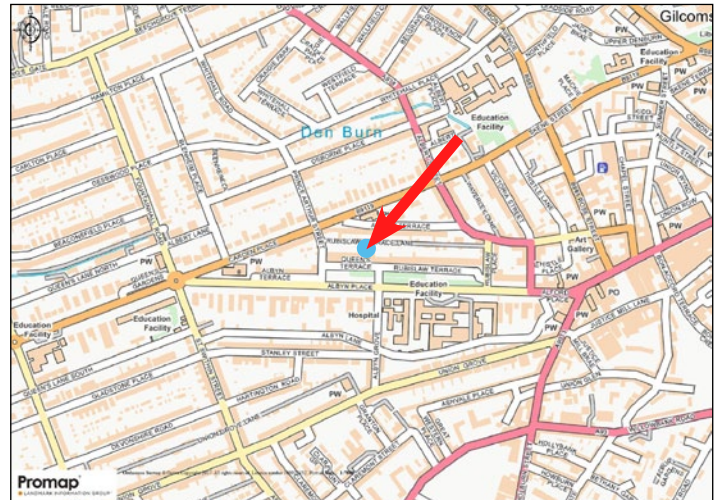
Internally, the specification includes carpeted timber floors, painted walls and suspended ceilings with recessed Category 2 lighting. There is a gas fired central heating system and perimeter trunking throughout. Each property is well served with toilets and tea prep areas.

Floor Areas:

2 & 3 Queen's Terrace were measured in accordance with the new International Property Measurement Standards (IPMS) and the following areas derived:

2 Queen's Terrace	sq m	sq ft
Basement	115.65	1,245
Ground	106.55	1,147
First	127.88	1,376
Second	108.11	1,164
Total	458.19	4,932
3 Queen's Terrace	sq m	sq ft
Basement	276.45	2,976
Ground	261.67	2,817
First	268.69	2,892
Second	253.00	2,723
Total	1,059.81	11,408
2 & 3 Queen's Terrace	1,518.00	16,340

NB - The above areas include limited use areas, totalling 5.83 sq m / 63 sq ft.



Rent:

On application.

Rateable Value:

The building is currently contained as a single entity on the Valuation Roll, with a Rateable Value of £365,000 effective from 1 April 2017.

If the space is lease in part, then this entry will require to be split. An estimated Rateable Value can be provided to interested parties.

VAT:

All monies quoted are exclusive of VAT.

Energy Performance Certificate (EPC):

The building has an EPC Rating of E+.

A copy of the EPC and the Recommendation Report can be provided upon request.

Legal Costs:

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues applicable.

Entry:

The current tenant's lease expires on 1 December 2017. Earlier access may be available by negotiation.

Viewing & Offers:

Viewing is strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

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