

FOR SALE / TO LET
PRESTIGIOUS DETACHED WEST END OFFICE



12 Queens Road, Aberdeen, AB15 4ZT

- Highly prominent detached West End office with modern extension
- Refurbishment programme offered
- Net Internal Area — 550.8 sq.m (5,930 sq.ft)
- 18 car parking spaces

LOCATION

The property is situated in a prime location on Queens Road, in the heart of Aberdeen's prestigious West End, one of the city's most sought-after business addresses. The city centre is less than a mile to the east, and the property is within easy reach of North Anderson Drive, which connects directly to the A90. The A90 is Aberdeen's main arterial route, providing convenient access to both the northern and southern trunk roads.

The surrounding area is home to a diverse range of occupiers, including Pinsent Masons, CMS Aberdeen, The Dutch Mill Hotel, The Chester Hotel, Hutcheon Mearns, and The Net Zero Technology Centre.



DESCRIPTION

The property features a detached office building constructed from traditional granite, complemented by a modern single-storey extension at the rear. Spanning over lower ground, ground, first, and second floors, the original section primarily consists of cellular office spaces. This is well complimented with the open-plan office in the extension which benefits from a comfort cooling heating system and LG7 lighting. The property has multiple meeting rooms and staff tea prep areas throughout, with a storage area in the lower ground floor. The second floor is an open-plan office accessible via an internal spiral staircase.

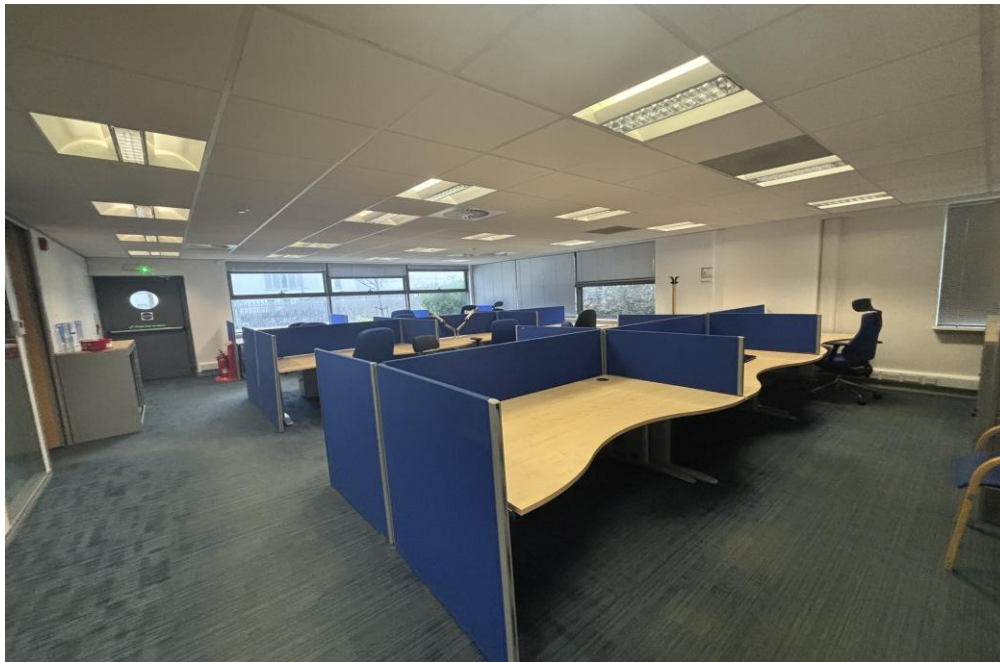
PARKING

At the rear, there is a landscaped grassed area alongside a secure car park with 12 spaces. A further 6 spaces are located at the front of the property.

ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ. M	SQ. FT
Lower Ground Floor	71.53	770
Ground Floor	336.84	3,626
First Floor	96.8	1,042
Second Floor	45.71	492
TOTAL	550.88	5,930



USE CLASS / ALTERNATIVE USES

The subjects are currently consented for office use falling under Class 4 (Business).

The subjects may be suitable for alternative uses, subject to planning, including residential redevelopment. Further details are available on request.

REFURBISHMENT OPTIONS

A programme of refurbishment can be delivered, allowing the space to be customised to meet the occupier's requirements.

RENT

£125,000 per annum

PRICE

Upon application

RATEABLE VALUE

The property is entered in the current valuation roll as follows: Rateable Value - £100,000. The Uniform Business Rate for 2024/2025 is 54.5p in the £.

The Draft Value for 2025/2026 is £95,000 which will be effective from 1 April 2026.

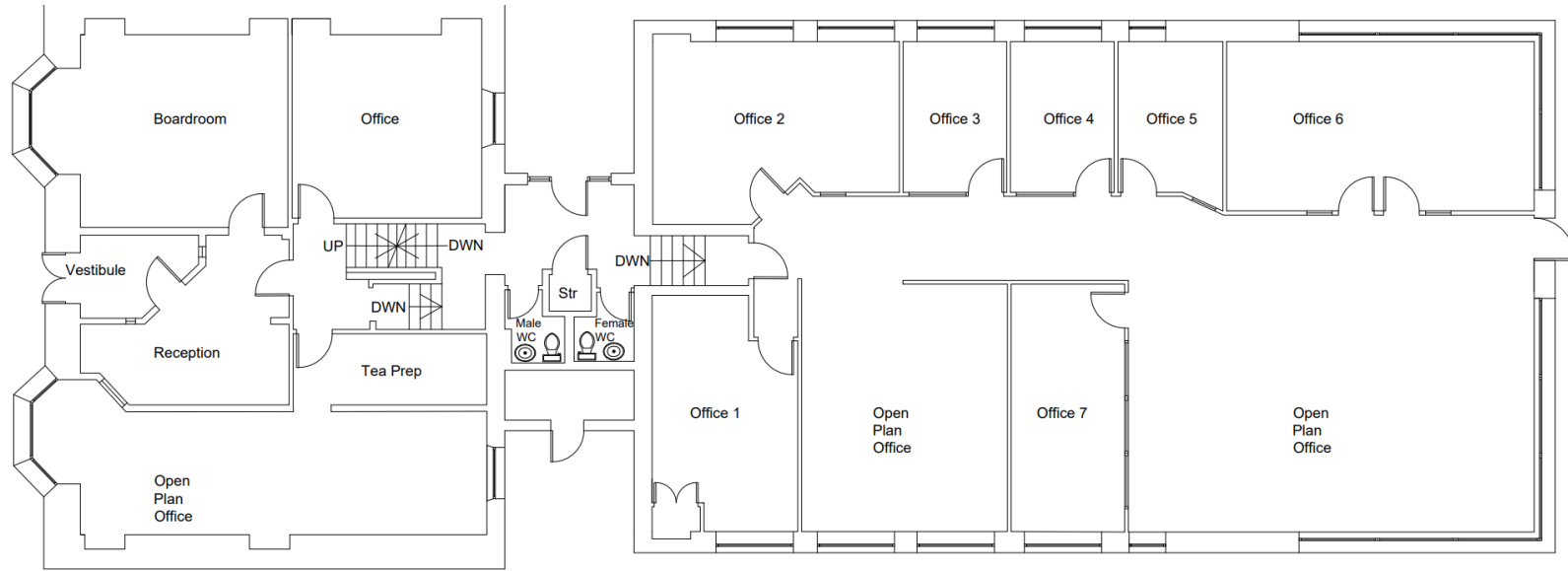
EPC

The subjects have an EPC of 'A' Further details are available on request

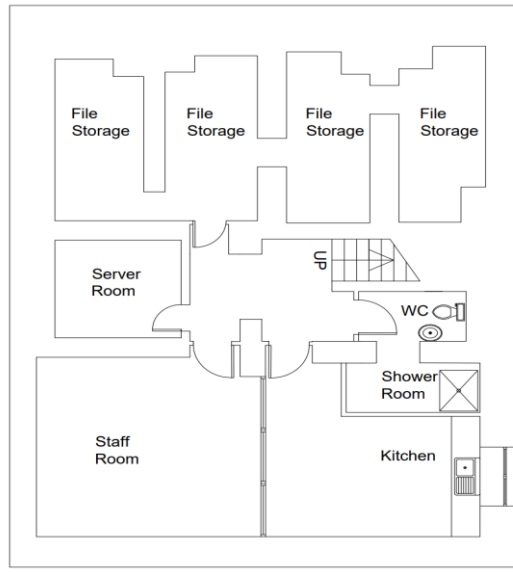
VAT

All prices, rent and premiums quoted are exclusive of VAT.

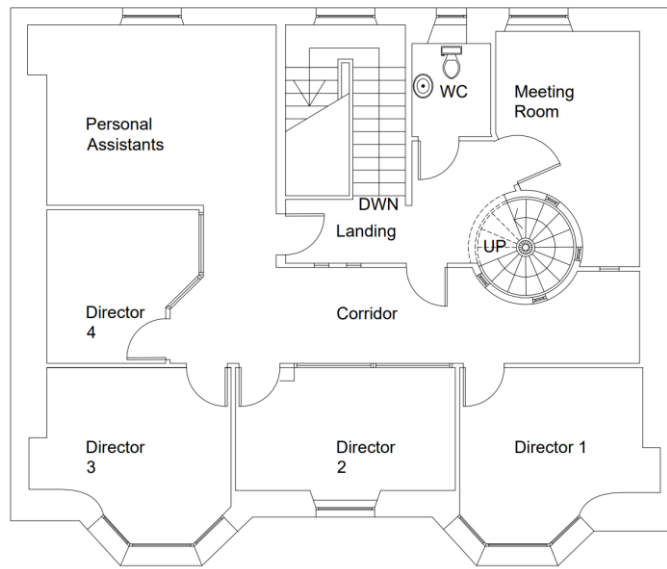
Floor Plans



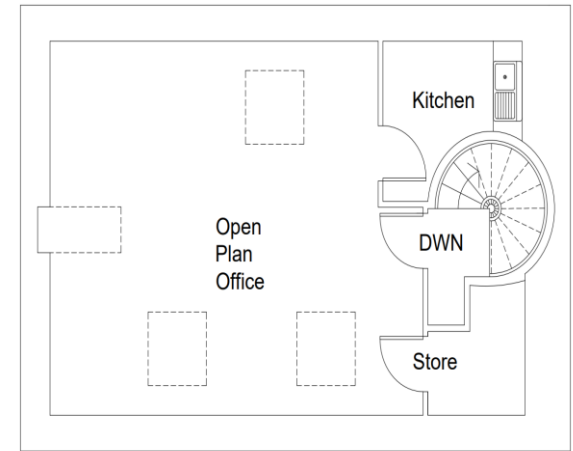
Ground Floor



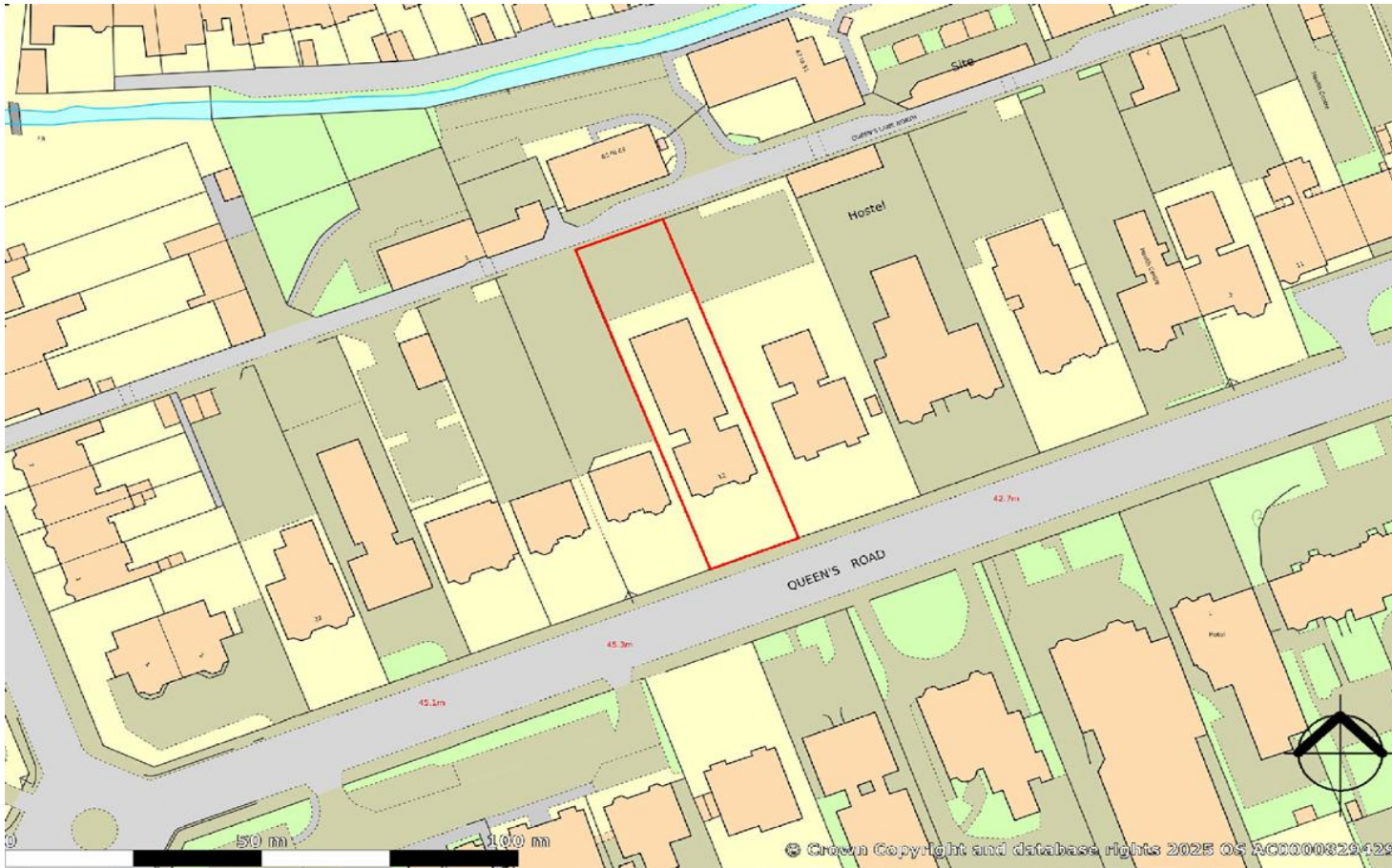
Lower Ground Floor



First Floor



Second Floor / Attic



To arrange a viewing please contact:



CHRIS ION
Partner

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07717 425 298



SHONA BOYD
Senior Surveyor

shona.boyd@g-s.co.uk
07741 314 188

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing for further information, please contact the sole letting agents

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.