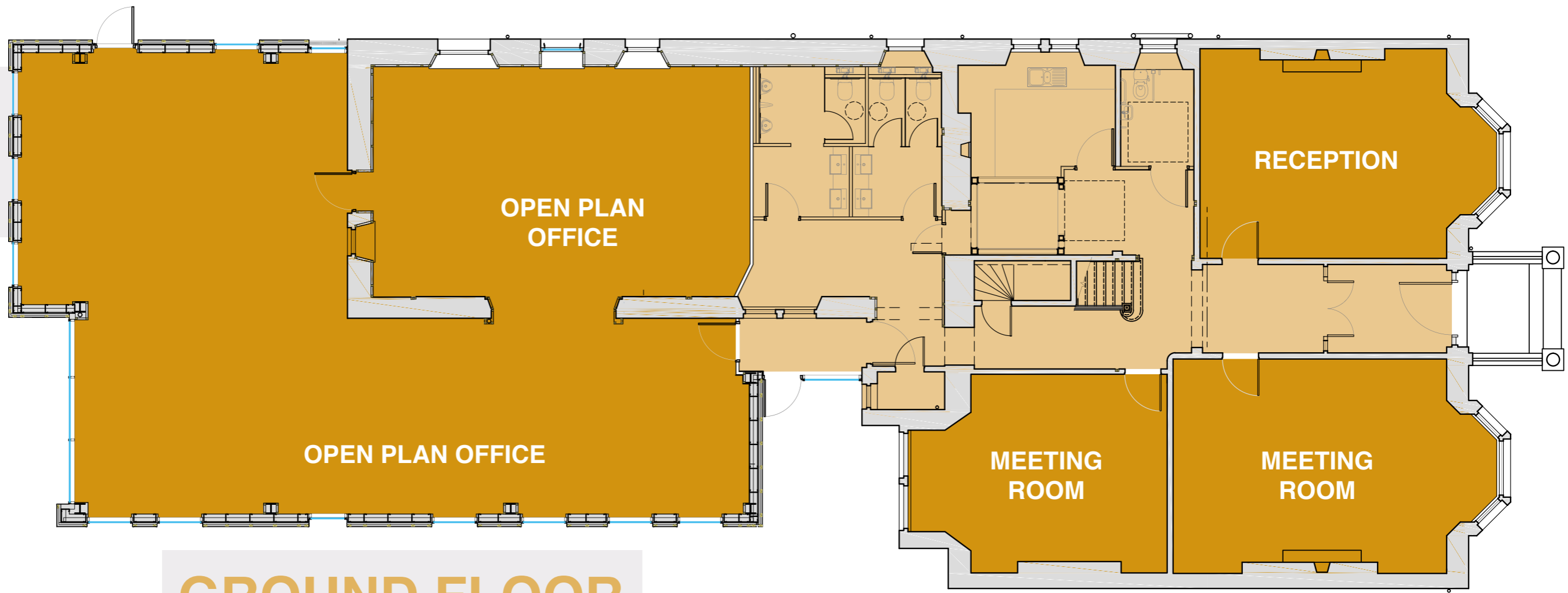


# FLOOR PLAN

301.4 m<sup>2</sup>  
(3,244 ft<sup>2</sup>)

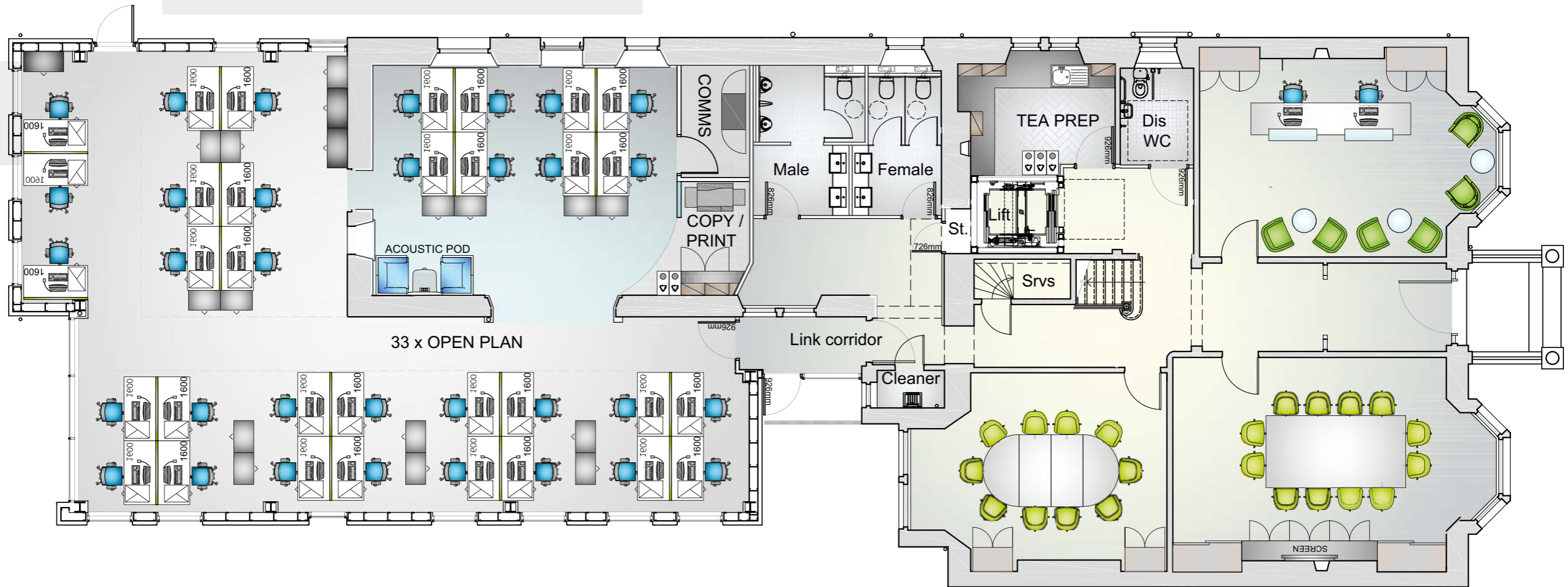


## GROUND FLOOR

# SPACE PLAN

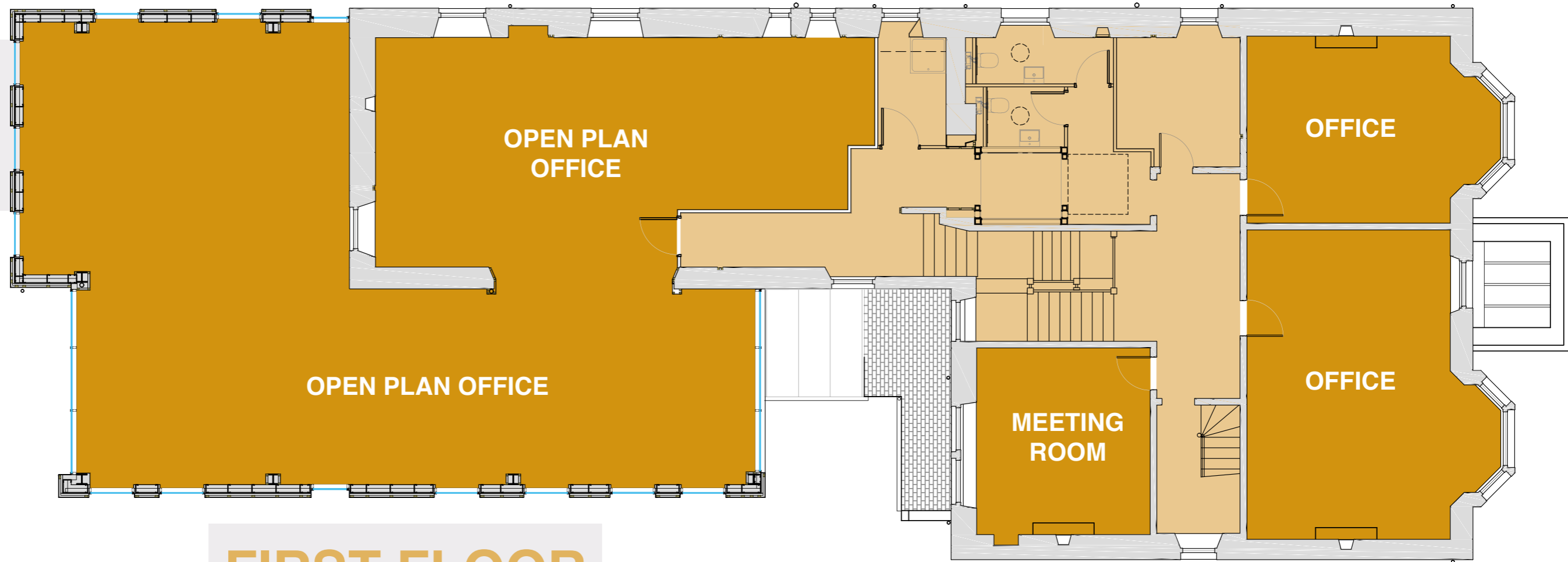
## PROPOSED GROUND FLOOR LAYOUT

- 33 x open plan
- 1 x 10 person meeting room
- 1 x 12 person boardroom
- 1 x copy/print
- 1 x tea prep
- 1 x comms room
- 1 no x reception & waiting area



# FLOOR PLAN

300 m<sup>2</sup>  
(3,229 ft<sup>2</sup>)

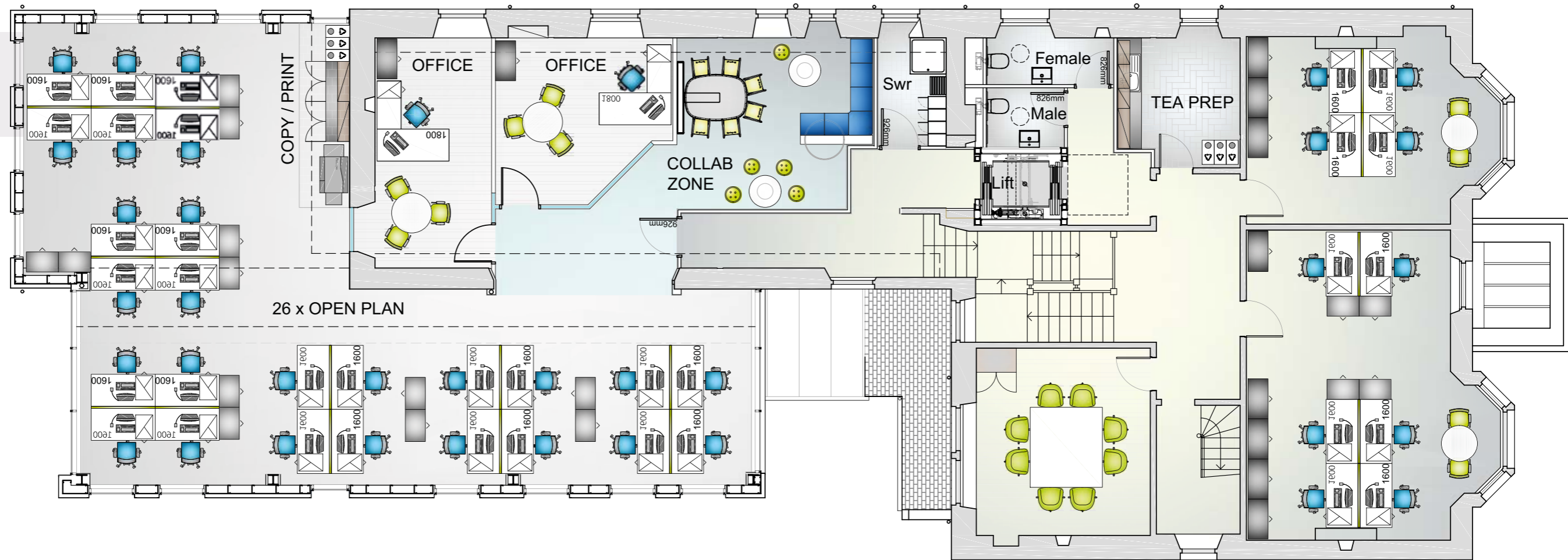


## FIRST FLOOR

# SPACE PLAN

## PROPOSED FIRST FLOOR SPACE PLAN

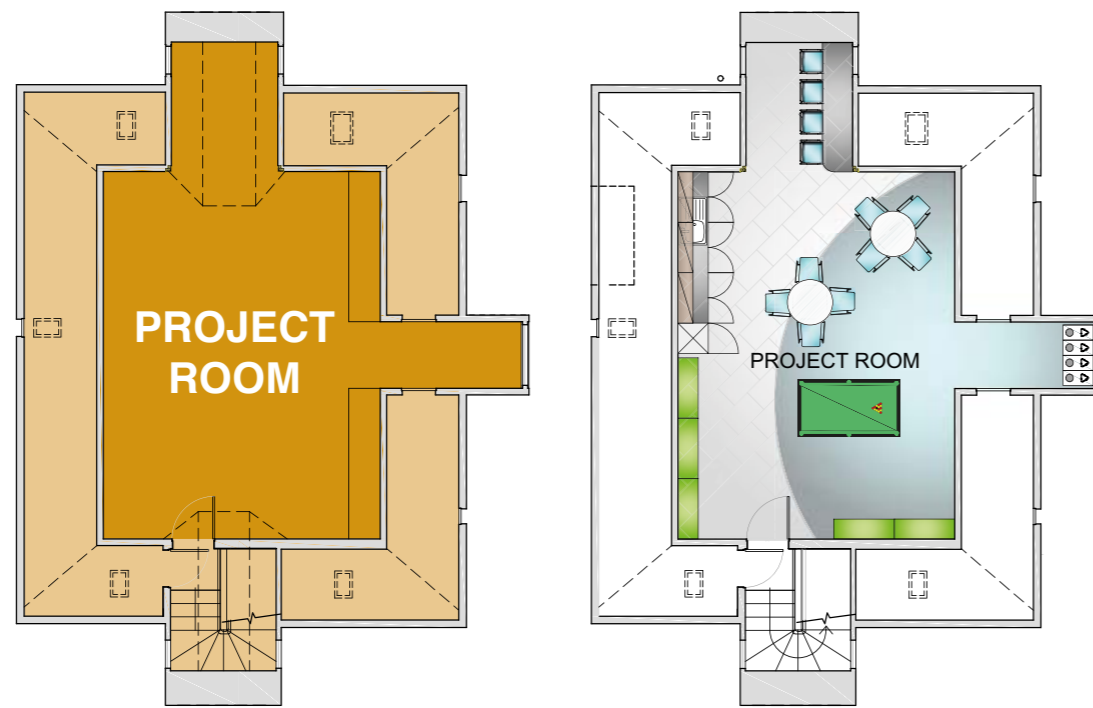
- 2 x single offices
- 26 x open plan
- 1 x Collaboration
- 1 x 4 person office
- 1no x 6 person office
- 1 x 8 person meeting room
- 1 x copy/print
- 1no x tea prep



**PROPOSED ATTIC ROOM**

- Project room
- Combed Storgae

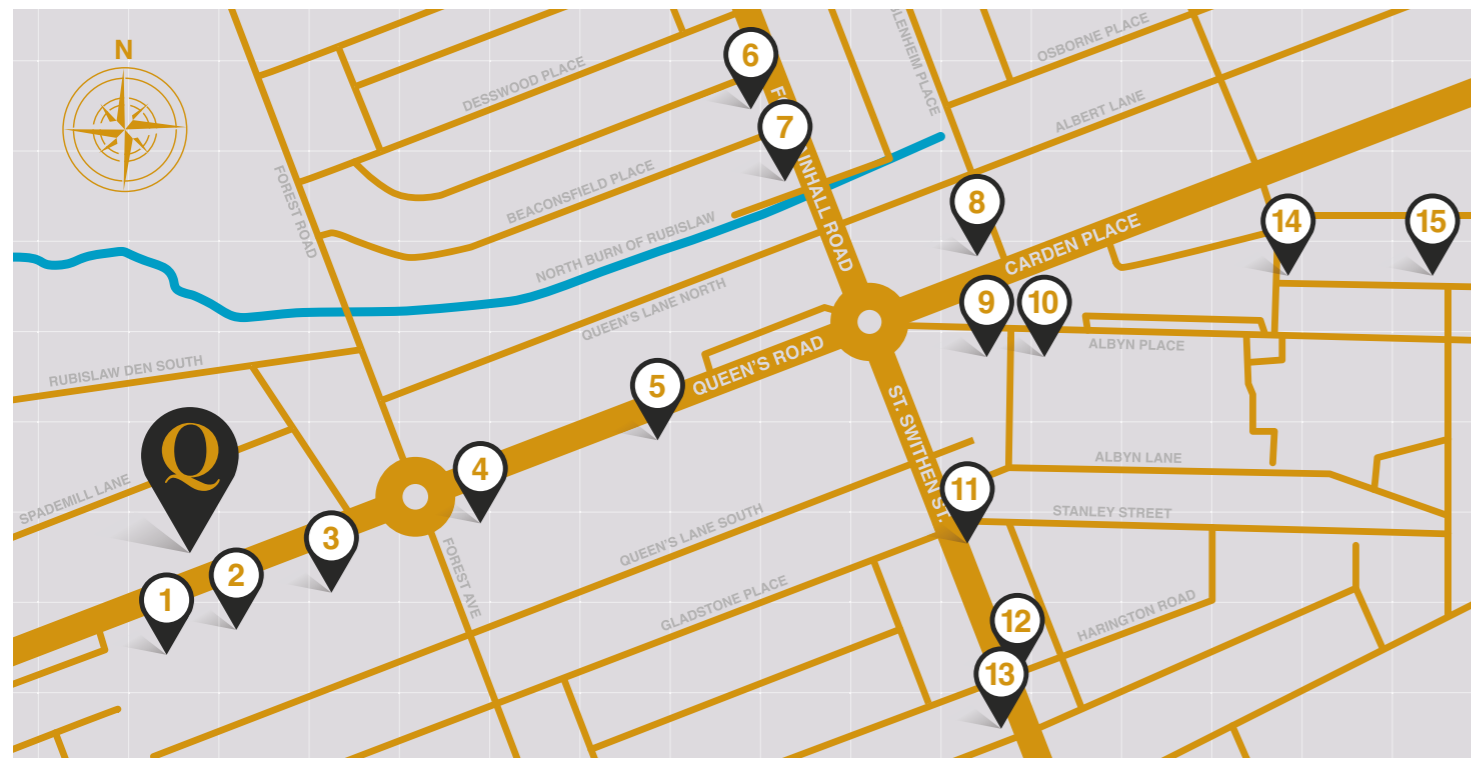
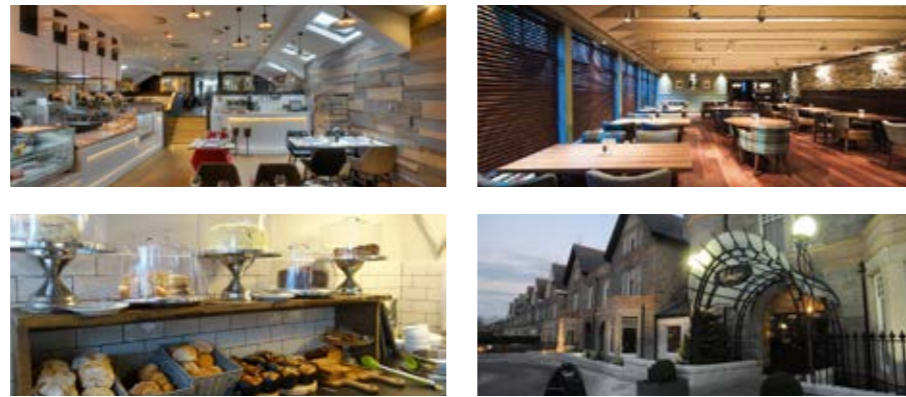
**45.49 m<sup>2</sup>**  
(489 ft<sup>2</sup>)



**LOCATION**

No. 60 is situated on the north side of Queen's Road close to the junction connecting it with Forest Road in the prime West End office district. Queen's Road is a short distance from Union Street, the city's principle shopping thoroughfare. The property is located directly across from the upmarket Chester and Malmaison Hotels. Other occupiers in the vicinity include Pinsent Masons, St James's Place, CMS Cameron McKenna and HSBC.

Clockwise from top left: The Chester Hotel; The Dutch Mill; Mal Maison; Cafe Cognito



**NEARBY AMENITIES**

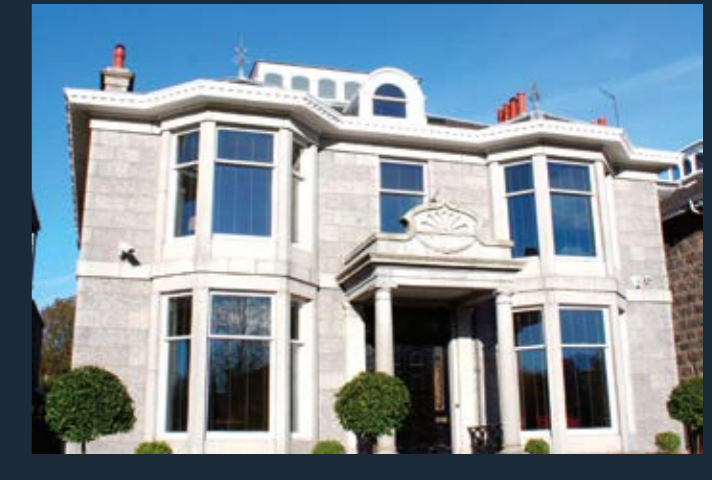
- |                      |                   |                             |                      |                            |
|----------------------|-------------------|-----------------------------|----------------------|----------------------------|
| 1. Malmaison         | 4. Albyn School   | 7. The Co-operative Food    | 10. Bank of Scotland | 13. Cafe Cognito           |
| 2. The Chester Hotel | 5. The Dutch Mill | 8. Dizzy's Restaurant & Bar | 11. The Hub Cafe     | 14. No.10 Bar & Restaurant |
| 3. Lloyd's Bank      | 6. Prego          | 9. Royal Bank of Scotland   | 12. Coppa Cafe       | 15. No.1 Bar & Grill       |



**KNIGHT PROPERTY GROUP**

Knight Property Group is a proactive developer of high quality commercial property. Established in the north east of Scotland in 1987, the company has built a solid reputation for the development of quality, contemporary properties in unrivalled locations, created to suit a diverse range of markets.

With the range of properties available for lease or purchase, and several future developments in the pipeline, there could be a Knight development which suits your business requirements. At Knight, our track record speaks for itself; visit our Property or Case Studies online to find out more.



**THE CAPITOL**



**AMEC**



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**KONGSBERG**



**EUROCOPTER**



**110 GEORGE STREET**



**TEEKAY PETROJARL**



**FUGRO IMPROV**



**NO.2 CASTLE TERRACE**



**BRISTOW**



**HALLIBURTON**



**PINSENT MASONS**



**TOTAL**

# 60 | Queen's Road

[www.knightpropertygroup.co.uk](http://www.knightpropertygroup.co.uk)

## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

## LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with SDLT and Registration Dues.

## RENTAL

Information on quoting rental is available on application.

## VAT

All figures quoted are exclusive of VAT.

## RATING ASSESSMENT

A guide to rating assessment is available on request.

To discuss how Knight Property Group can accommodate you at 60 Queen's Road, please contact our joint letting agents:



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