



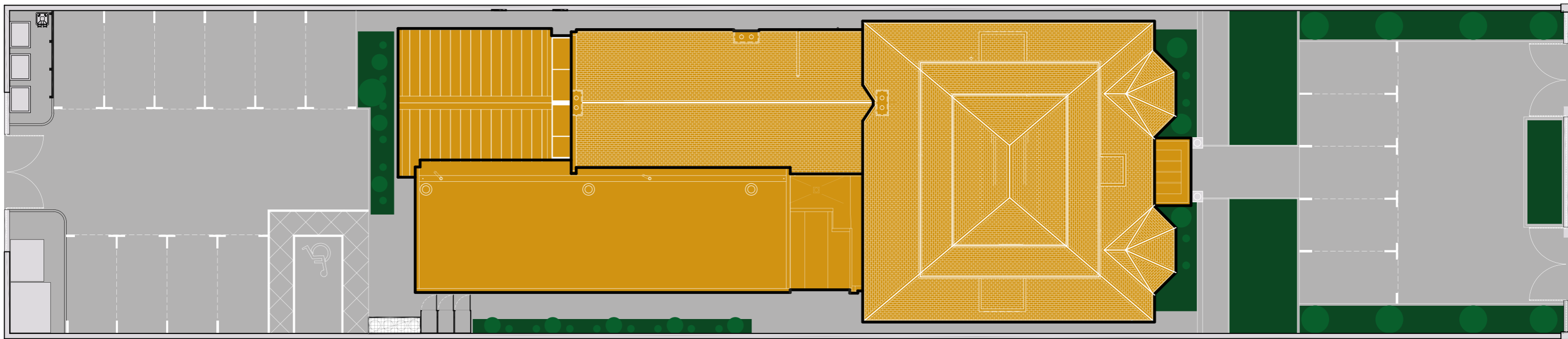
60 | Queen's Road

ABERDEEN AB15 4YE
6,962 ft² (647 m²)

A DEVELOPMENT BY



KNIGHT PROPERTY GROUP



THE BUILDING

60 Queen's Road comprises a detached three storey granite villa. The property is due to undergo a full refurbishment with the addition of a new two storey open plan rear extension, which will compliment the original building and provide an excellent mix of cellular and open plan accommodation.

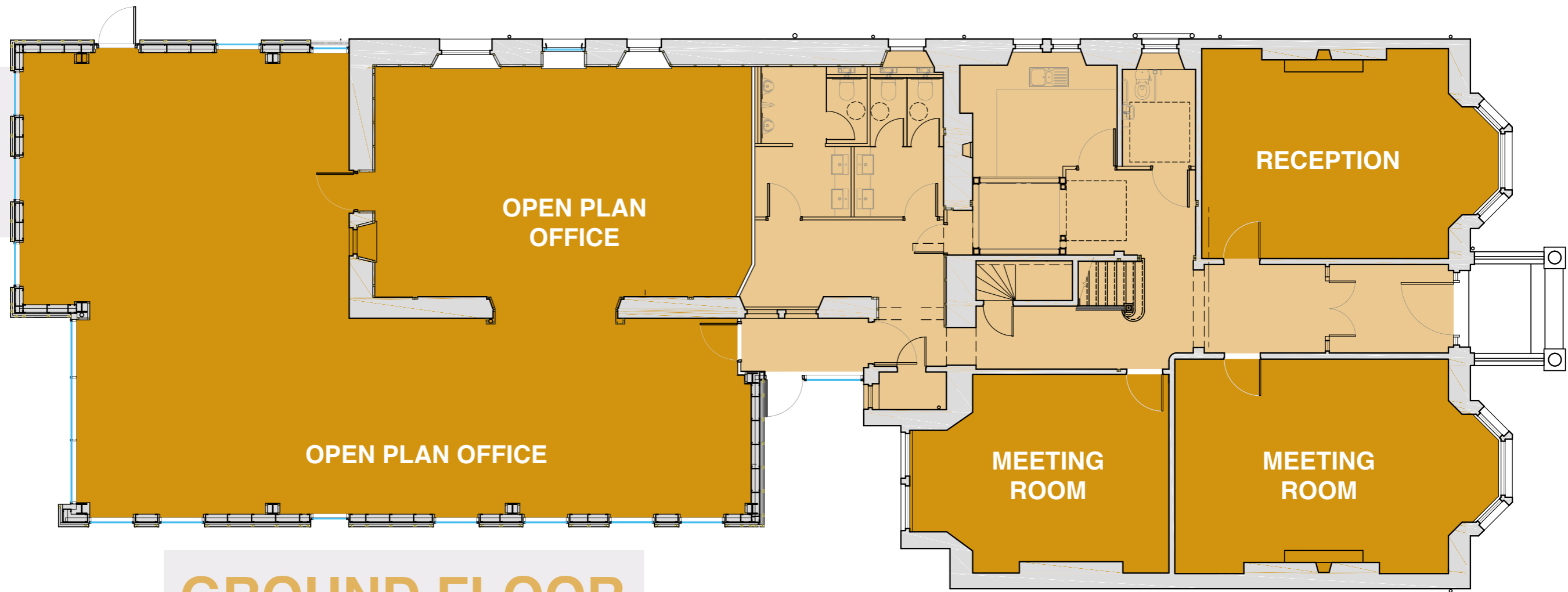
The existing building is to be refurbished to the highest of standards, which will include reinstating and refurbishing the period features internally and an overhaul of the building externally.

A VRV air conditioning system will be installed throughout and the new extension will benefit from raised flooring. Lighting will be by way of a combination of LED and feature lighting. A new entrance driveway will lead to 5 car parking spaces at the front with an additional 11 spaces at the rear.



FLOOR PLAN

301.4 m²
(3,244 ft²)

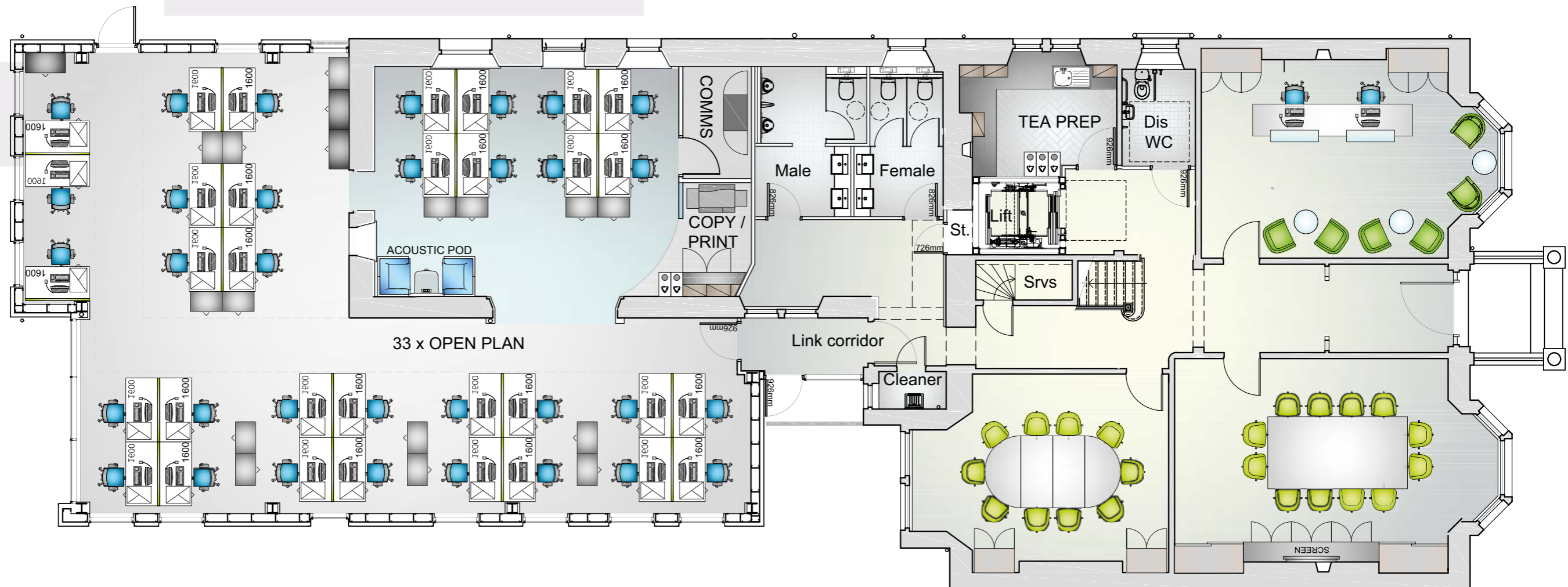


GROUND FLOOR

SPACE PLAN

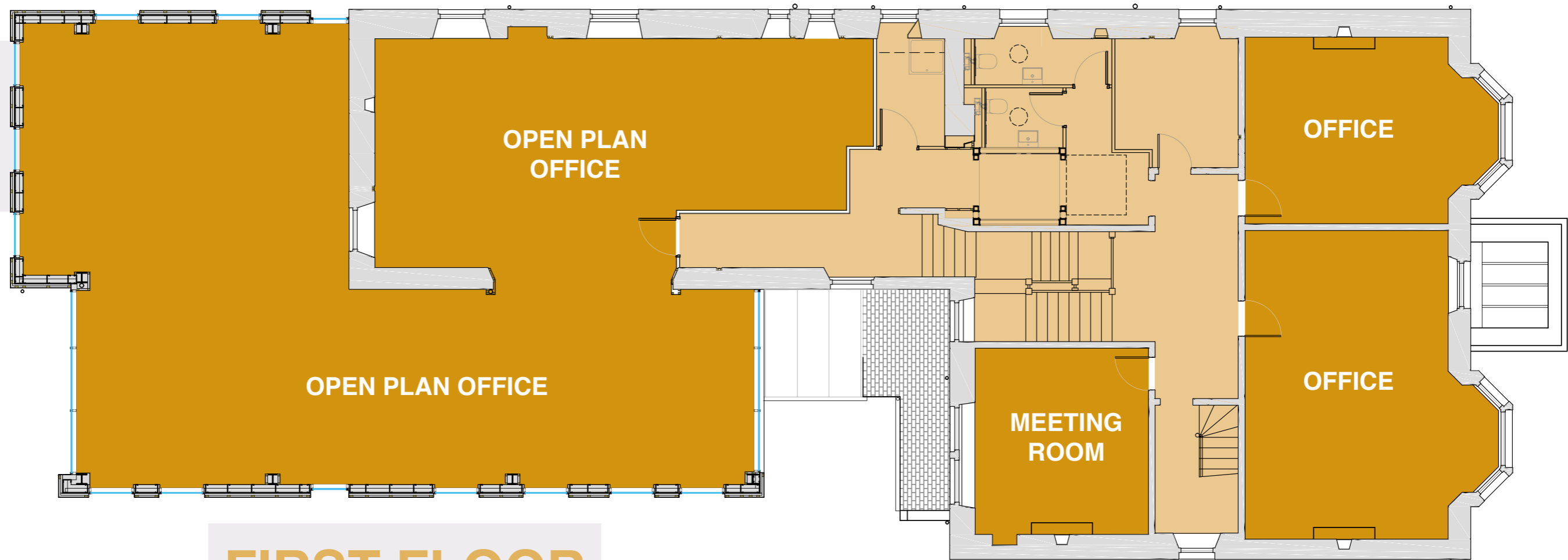
PROPOSED GROUND FLOOR LAYOUT

- 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 m²
(3,229 ft²)

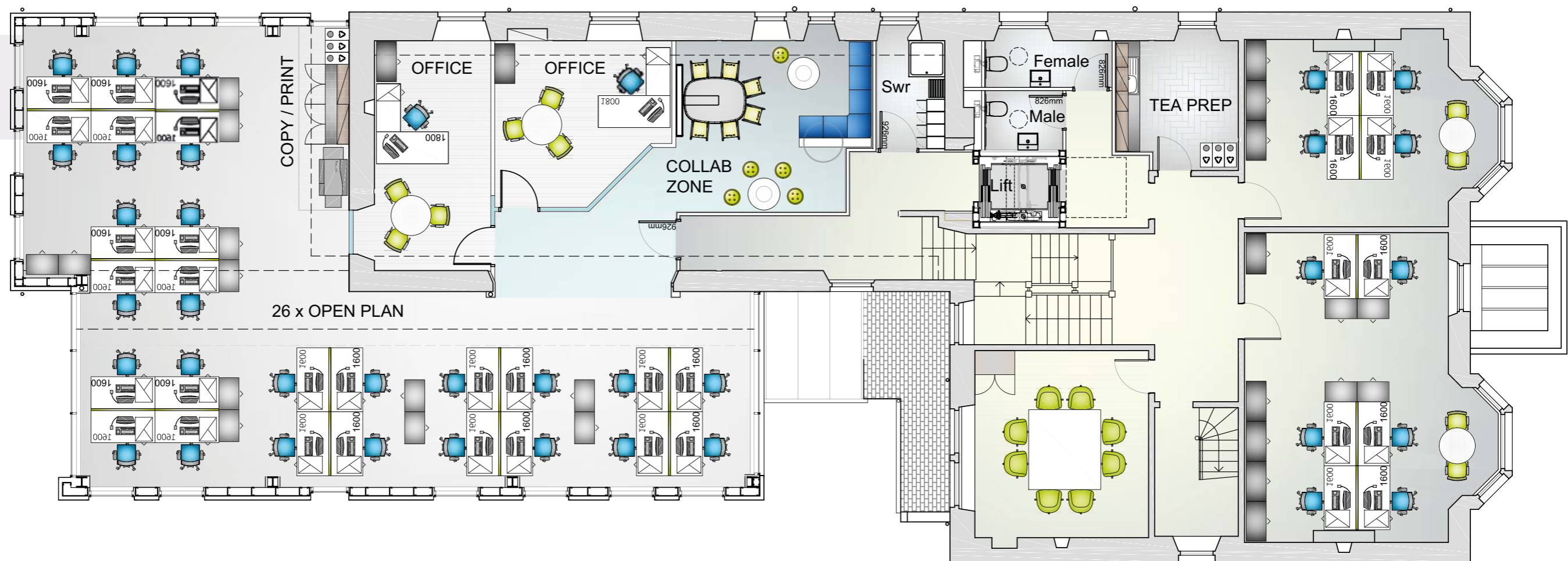


FIRST FLOOR

SPACE PLAN

PROPOSED FIRST FLOOR SPACE PLAN

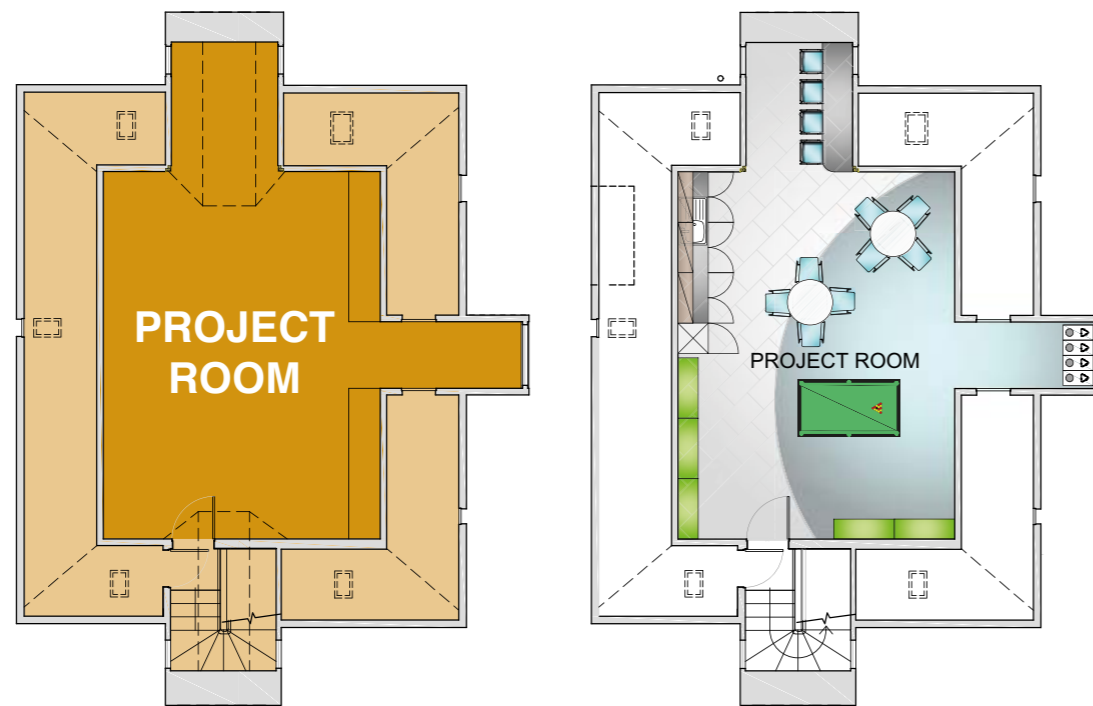
- 2 x single offices
- 26 x open plan
- 1 x Collaboration
- 1 x 4 person office
- 1 no x 6 person office
- 1 x 8 person meeting room
- 1 x copy/print
- 1 no x tea prep



PROPOSED ATTIC ROOM

- Project room
- Combed Storgae

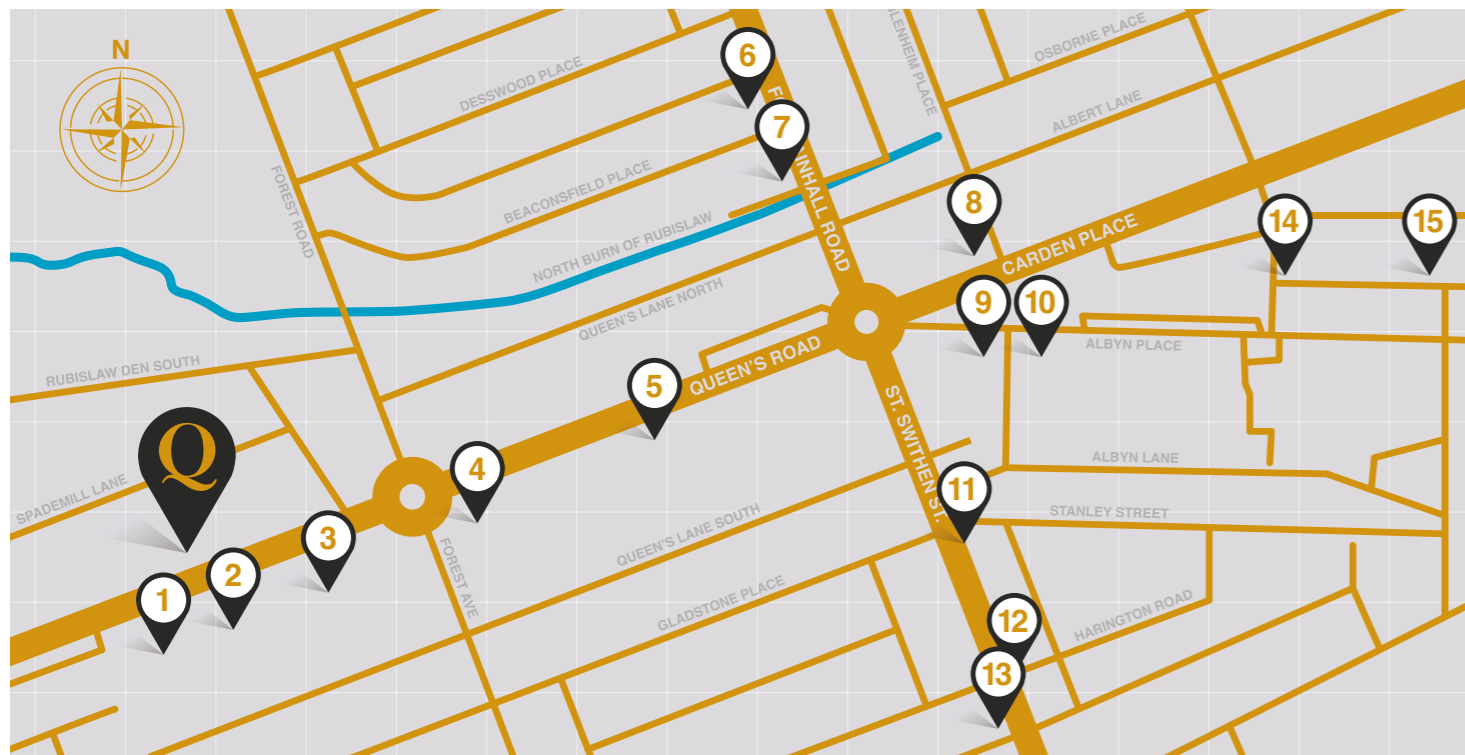
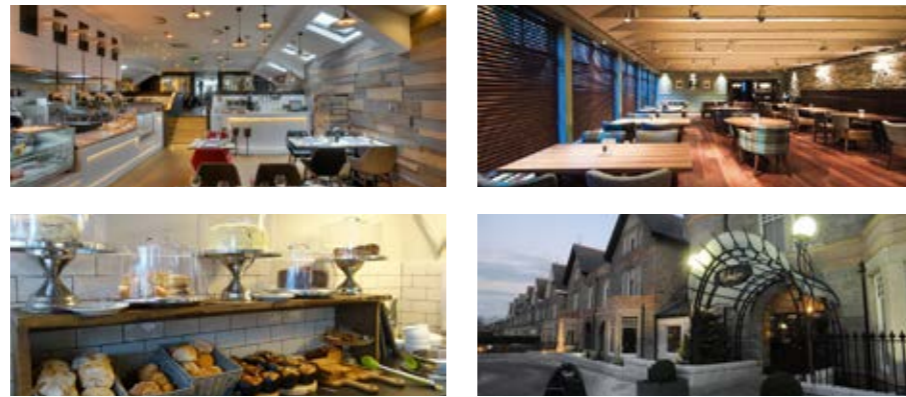
45.49 m²
(489 ft²)



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 |



THE CAPITOL



SEABROKERS



BLUESKY BUSINESS SPACE



SURVIVEX



110 GEORGE STREET



BRISTOW



AMEC



TAQA BRATANI



FOUR NORTH



BIBBY OFFSHORE



TEEKAY PETROJARL



HALLIBURTON



KONGSBERG



FUGRO IMPROV



PINSENT MASON'S



EUROCOPTER



NO.2 CASTLE TERRACE



TOTAL



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.

60 | Queen's Road

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 incoming 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:



Arron Finnie & Andrew Smith
t: 01224 588866
e: arron.finnie@ryden.co.uk
e: andrew.smith@ryden.co.uk



Dan Smith & Simpson Buglass
t: 01224 971 134
e: dan.smith@savills.com
e: sbuglass@savills.com