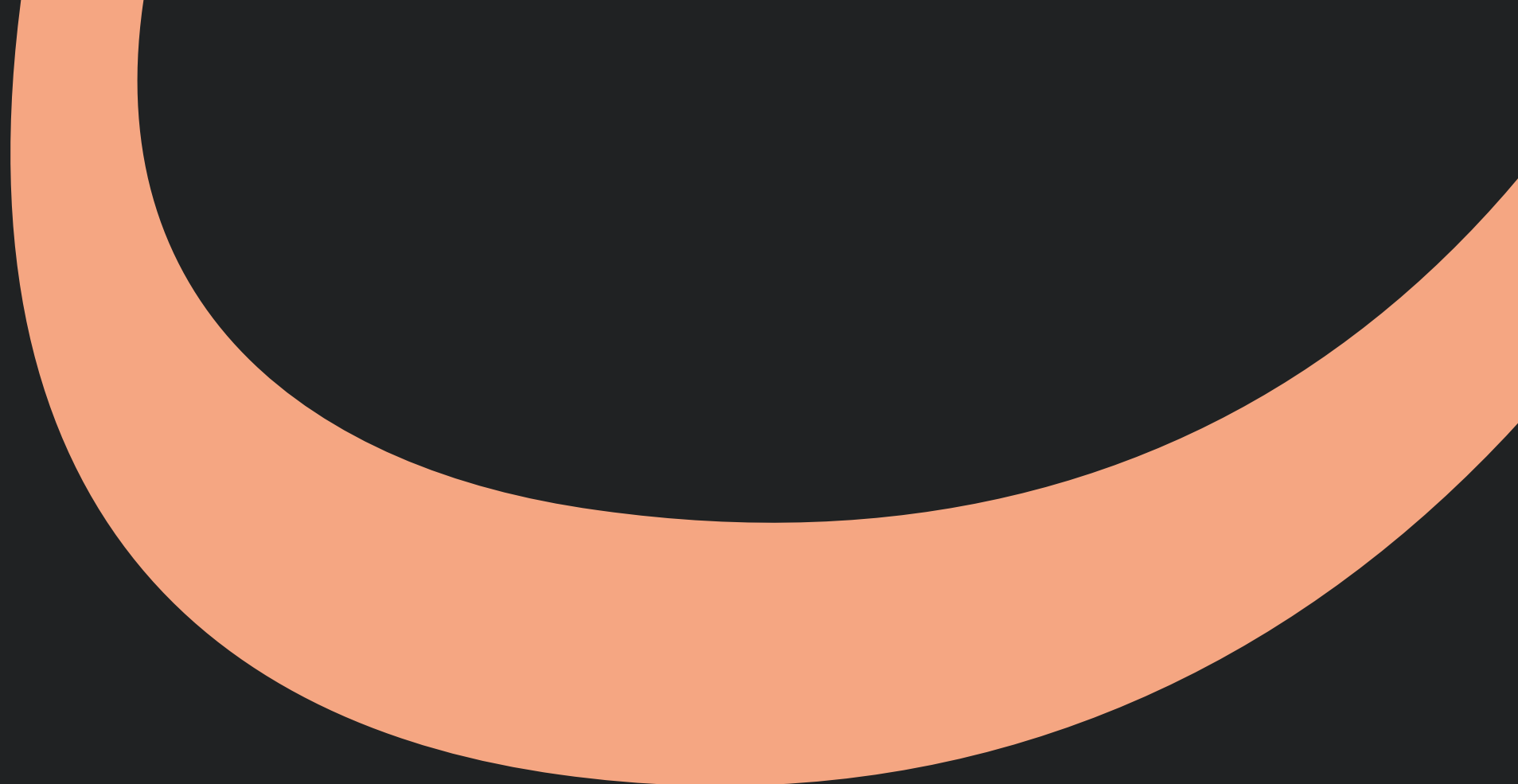




9 Queens
Road

Aberdeen AB15 4YL



9 Queens
Road

Situated in one of the most prestigious addresses in the heart of Aberdeen's business district, 9 Queens Road is a Jacobean style villa with an inspiring modern open plan extension.

With an abundance of restaurants, cafés and hotel accommodation together with financial and professional services all in close proximity, 9 Queens Road is at the centre of a truly distinguished neighbourhood.

WHERE PRESENCE MEETS LOCATION

Aberdeen



02
/
03



AND DESIGN MEETS SPECIFICATION

This remarkable building has been repositioned as a first-class workspace of unparalleled quality and attention to detail. Built in 1878, the Category B listed detached granite building has been sympathetically restored to retain its magnificent period features and together with the stunning modern addition providing contemporary flexible open plan accommodation, the redevelopment has been recognised at the prestigious International Property Awards.



9 Queens Road provides a distinctive mix of the traditional and the contemporary with specification levels, flexibility and a quality of finish to meet corporate occupiers expectations. The space enables flexible sub-division and diverse space planning options. Predicting an EPC rating of A, 9 Queens Road will provide excellent efficiency and environmental credentials.



JUST
ONE
MORE
GAME



SPACE TO FLOURISH

The project design team have embraced the period features of the building to enhance the quality of the original architects vision to deliver an exceptional visitor experience with a lasting impression.

The spacious floor plates of the workspace have generous floor to ceiling heights and with glass cladding on three elevations the natural light and aspect of the building provides a bright, pleasant working environment.





HIGHLY SPECIFIED

The property has been comprehensively refurbished to meet all modern occupier requirements, benefiting from an enhanced specification that includes an in-house café/lounge for occupiers.



All electric,
fossil fuel free
energy system



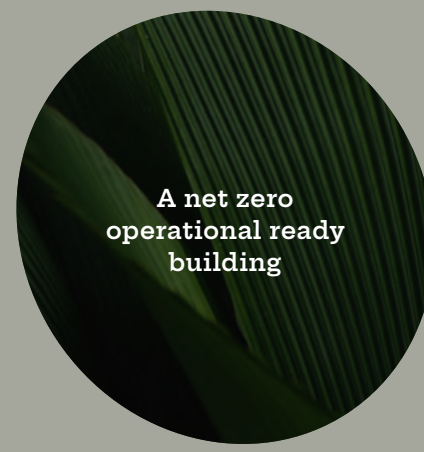
100% renewable
electricity tariff



Low carbon VRF
heating and cooling



100% LED energy
efficient lighting



A net zero
operational ready
building



Cycle storage and
drying room



Comprehensive
IT/floor box provision



Extensive
natural light



Co-working
collaboration lounge



Embodied carbon
savings through design
and preservation of
the original building
structure



33 car parking
spaces



Lockers, showers
and dressing areas



EV compliant
car spaces



DDA compliant
accessibility



Lift to all floors



Large, flexible
floor plates





PREMIER LOCALE

The building is located on the south side of Queens Road near the junction of Albyn Place at Queens Cross, affording a high profile position in the heart of Aberdeen's office district. Local occupiers include a mix of commercial and leisure uses including occupiers such as:

- 01 Pinsent Masons
- 02 CMS
- 03 Cooper Parry
- 04 Opportunity North East
- 05 Aberdeen Considine / Wood Family Trust
- 06 ETZ / Activepayroll / Gilson Gray
- 07 Virgin Money
- 08 Royal Bank of Scotland
- 09 Bank of Scotland
- 10 Stronachs
- 11 Handelsbanken
- 12 Nexos
- 13 Genesis



The Dutch Mill

Hotel, Restaurant & Bar

Next door



Cookie Cult

5 min walk



Co-op on Fountainhall Rd

5 min walk



Malmaison

Hotel, Bar & Grill

6 min walk



Cafe Cognito

7 min walk



Rendezvous

8 min walk



No.10 Bar & Restaurant

8 min walk



Milton on the Corner

15 min walk



Nuffield Health

15 min walk



Aberdeen Music Hall

20 min walk



Aberdeen Train & Bus Station

20 min walk



Union Square

20 min walk

20 MINUTE CITY

Aberdeen is Scotland's third largest city with a population of 220,000 and a regional catchment of 500,000. The city is globally recognised as the Energy Capital of Europe and is transitioning to become Europe's Net Zero Capital, being at the forefront of a Global Energy Transition to a lower carbon world.

The city is an internationally recognised business destination with excellent academic and research capabilities and a highly skilled workforce. The city benefits from two highly regarded Universities and is one of the most visited tourist and commercial destinations in the UK after London and Edinburgh. The city boasts many tourist attractions as well as being a centre of excellence for conferencing and entertainment.

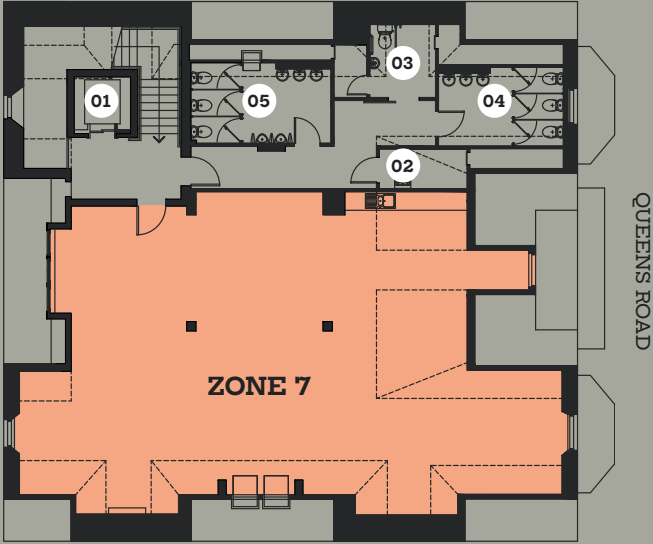
FLOOR PLANS

ACCOMMODATION

ZONE	SQ FT	SQ M
1	6,996	650
2	1,237	115
3	625	58
4	484	45
4A	1,098	102
5	6,303	585
6	1,926	179
7	1,610	149
TOTAL	20,279	1,883

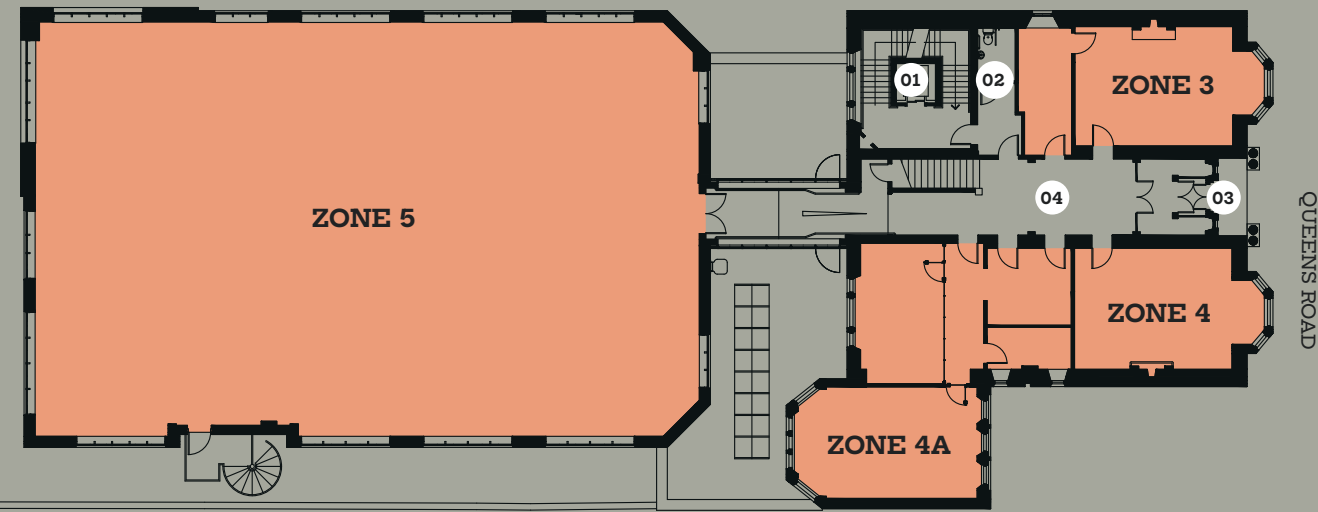
SECOND FLOOR

- 01 Lift
- 02 Cleaners Cupboard
- 03 Accessible Toilet
- 04 Female Toilet
- 05 Male Toilet



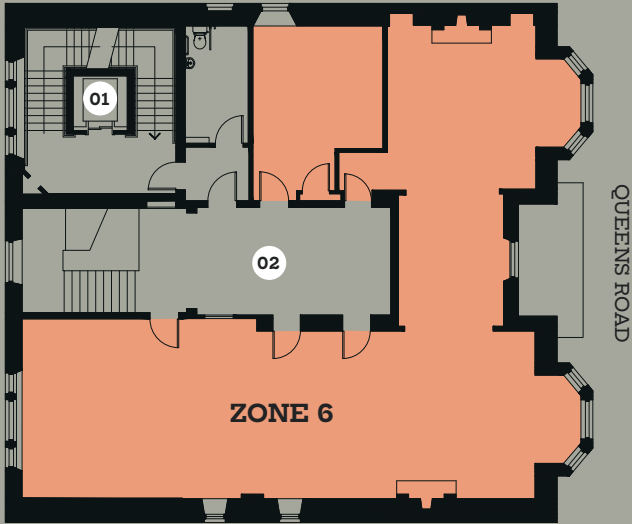
GROUND FLOOR

- 01 Lift
- 02 Accessible Toilet
- 03 Main Entrance
- 04 Hallway



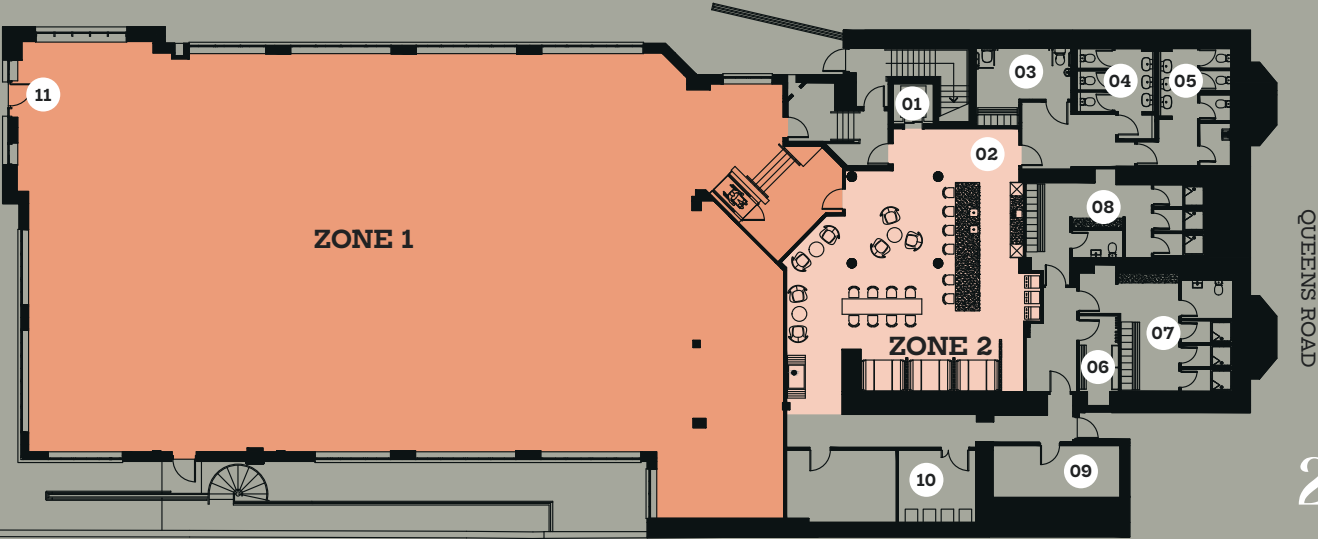
FIRST FLOOR

- 01 Lift
- 02 Hallway



LOWER GROUND FLOOR

- 01 Lift
- 02 Café / Work Zone
- 03 Accessible Shower / Toilet
- 04 Female Toilet
- 05 Male Toilet
- 06 Drying Room
- 07 Female Showers / Lockers / Toilet
- 08 Male Showers / Lockers / Toilet
- 09 Plant Room
- 10 IT Meet-Me Room
- 11 Self Contained Entrance



CONTACT

Ryden

Arron Finnie
arron.finnie@ryden.co.uk
07880 716 900

LANDED.
Real Estate

Derren McRae
derren@landed.realestate
07515 069 600

DEVELOPER



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