



TO LET

**Office / Commercial
Premises**

**First Floor Office
Accommodation**

City Centre Location

Incentives Available

**Size – 291.53 SQM (3,138
SQFT)**

Capable of sub-division

**Rental: £35,000 per
annum**



WHAT 3 WORDS

**1ST FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD,
ABERDEEN, AB25 1TW**

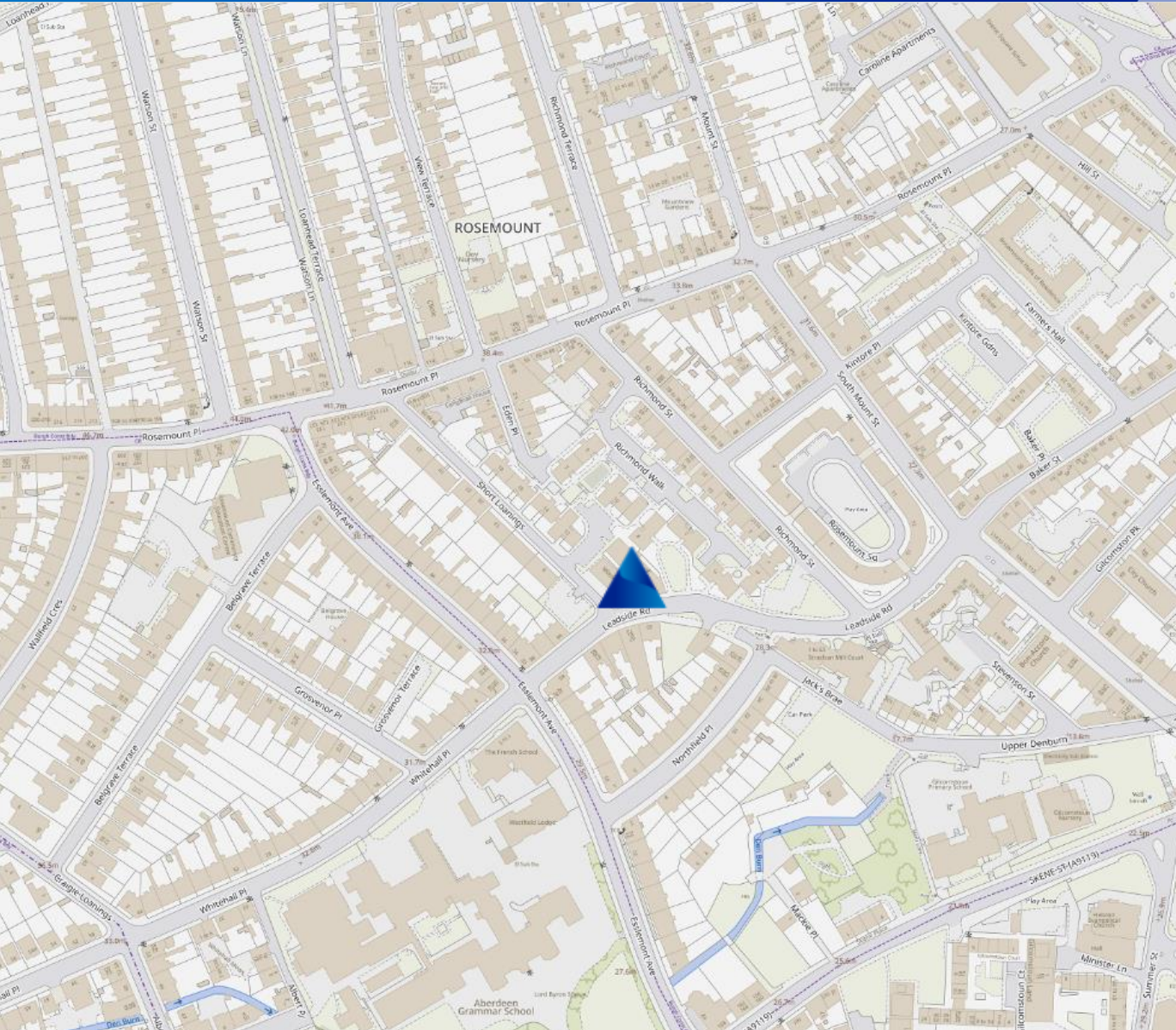
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202828 | **shepherd.co.uk**
James Cavanagh james.Cavanagh@shepherd.co.uk | 01224 202814 | **shepherd.co.uk**





Location

1ST FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD,
ABERDEEN, AB25 1TW



The subjects are located on the north side of Leadside Road, between its junctions with Short Loanings and Northfield Place. It is located to the periphery of the Rosemount area of Aberdeen which forms an established secondary retailing location, a short distance to the northwest of the City Centre.

The surrounding area is a mix of commercial and residential in nature, with a number of retail/commercial units being located at ground floor level. The property is also well located for quick access to the local and national road networks. Surrounding occupiers include Georgian Dress Hire, Aberdeenshire Leasing, Scott Holliman Hair and Cult of Coffee.

Office/Commercial Premises in
Central Location



FIND ON GOOGLE MAPS



Description

1ST FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD,
ABERDEEN, AB25 1TW



The subjects are of three storey to the front and two and a half storey design to the rear. The building is of traditional granite and slate construction incorporating dormer projections of similar construction to the front elevation and numerous velux windows to the rear pitches.

Access to the office area is via a timber and glazed recessed door leading to a common stairwell to access the suite itself. The office provides open plan office accommodation that has been finished to a good standard with the floor being carpeted, plaster and painted walls, lighting by means of spot and strip lighting and heating via electric heaters.

W.C and tea preparation facilities are located within the common stairwell.

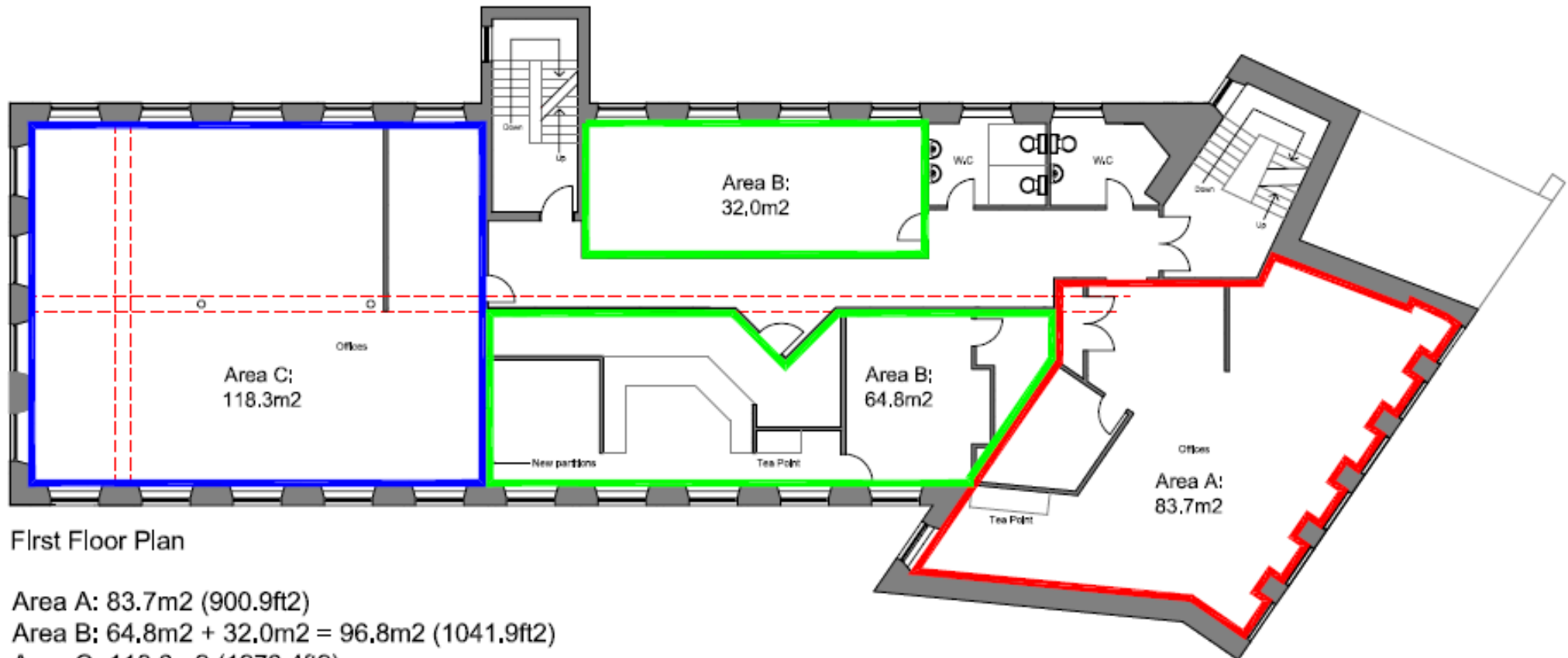
Accommodation

	m ²	ft ²
Total	291.53	3,138

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

1ST FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD, ABERDEEN, AB25 1TW



First Floor Plan

Area A: 83.7m² (900.9ft²)

Area B: 64.8m² + 32.0m² = 96.8m² (1041.9ft²)

Area C: 118.3m² (1273.4ft²)



The Detail

1ST FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD,
ABERDEEN, AB25 1TW

Sub-division

The suite can be split to provide the following:

	m ²	ft ²
Suite A	83.7	900
Suite B	96.8	1,042
Suite C	118.3	1,273

Rental

£35,000 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll as at 1st April 2026 follows:

1st Floor - £20,000.

1st Floor (part) - £9,000.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'G'.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Mark McQueen

Mark.mcqueen@shepherd.co.uk



James Cavanagh

James.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: April 2026

