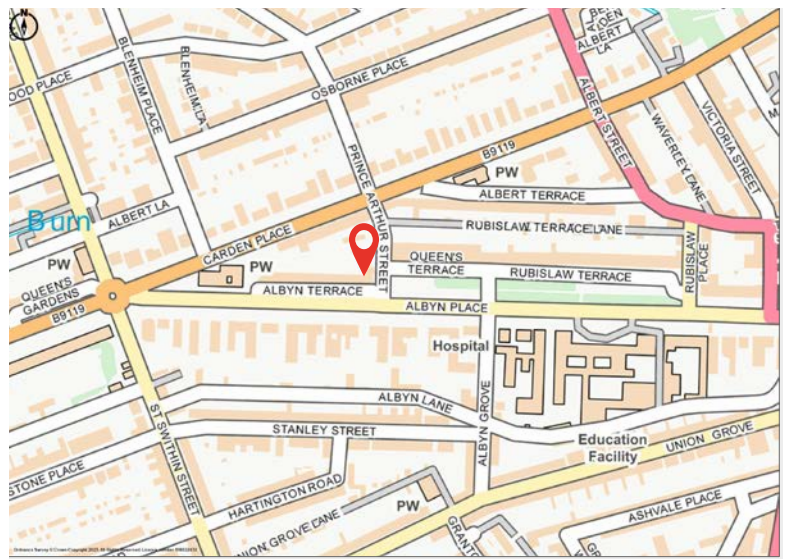




First Floor, 1-3 Albyn Terrace, Aberdeen, AB10 1YP

- Prime west end location
- Predominantly open plan floor space
- 298.66sq.m. (3,215 sq. ft.)
- Existing high quality fit out in situ





LOCATION

1-3 Albyn Terrace is within the heart of Aberdeen's West End office district. The property is prominently located at the eastern end of Albyn Terrace adjacent to the corner of Prince Arthur Street. The property overlooks Albyn Place, one of the city's main arterial routes, and Queen's Terrace Gardens. A variety of local amenities are situated within walking distance, including Cafes, Restaurants and Hotels. A range of leisure and retail offerings are also available in nearby Union Street and beyond.

The city centre is easily accessible by foot with Union Street, the city's main retail thoroughfare, some 400m east of the property. The property is also well served by public transport with two bus routes running along Albyn Place.

DESCRIPTION

The premises comprise an architecturally imposing Category B Listed office building of granite and slate construction with a private car park at the rear. The available suite is on the first floor and comprises of the following specification:

- High quality fit out
- Predominantly open plan
- Suspended tiled ceilings (in majority)
- LED lighting
- Kitchen and toilet facilities exclusive to floor
- Newly refurbished common areas
- The furniture may also be available.

ACCOMMODATION

The accommodation provides the following Net Internal Areas:

ACCOMMODATION	Sq. m.	Sq. ft.
First Floor	298.66	3,215

CAR PARKING

The suite comes with 6 dedicated car parking spaces to the rear. Additional car parking may be available by separate negotiation.

RATING

The subjects are currently entered into the Valuation Roll under multiple entries with a combined Rateable Value of £79,800. The combined proposed Rateable Value from April 2023 is £54,600



RENT

£75,000 per annum

LEASE TERMS

The property is offered on Full Repairing Insuring (FRI) terms.

SERVICE CHARGE

A service charge will be applicable for the common areas. Further details available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The building has a current Energy Performance Certificate of E.

There are imminent landlord improvement works which will significantly improve the EPC rating. Further details are available upon request.

VAT:

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

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

To arrange a viewing please contact:



Chris Ion

Director of Commercial Agency

chris.ion@g-s.co.uk

07717 425298



Euan Rolland

Graduate Surveyor

euan.rolland@g-s.co.uk

07825 875303

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