

OFFICE ACCOMMODATION

- > 188.60 SQM. (2,030 SQFT.)
- > SITUATED ABOVE NEWLY REFURBISHED LEISURE PREMISES THE ALBYN
- > PRIME WEST END LOCATION
- > AVAILABLE AS WHOLE OR IN PART

TO LET

1ST & 2ND FLOORS, THE ALBYN, 11 ALBYN PLACE, ABERDEEN, AB10 1YE

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 2020800, www.shepherd.co.uk



OFFICE ACCOMODATION IN WEST END LOCATION

LOCATION

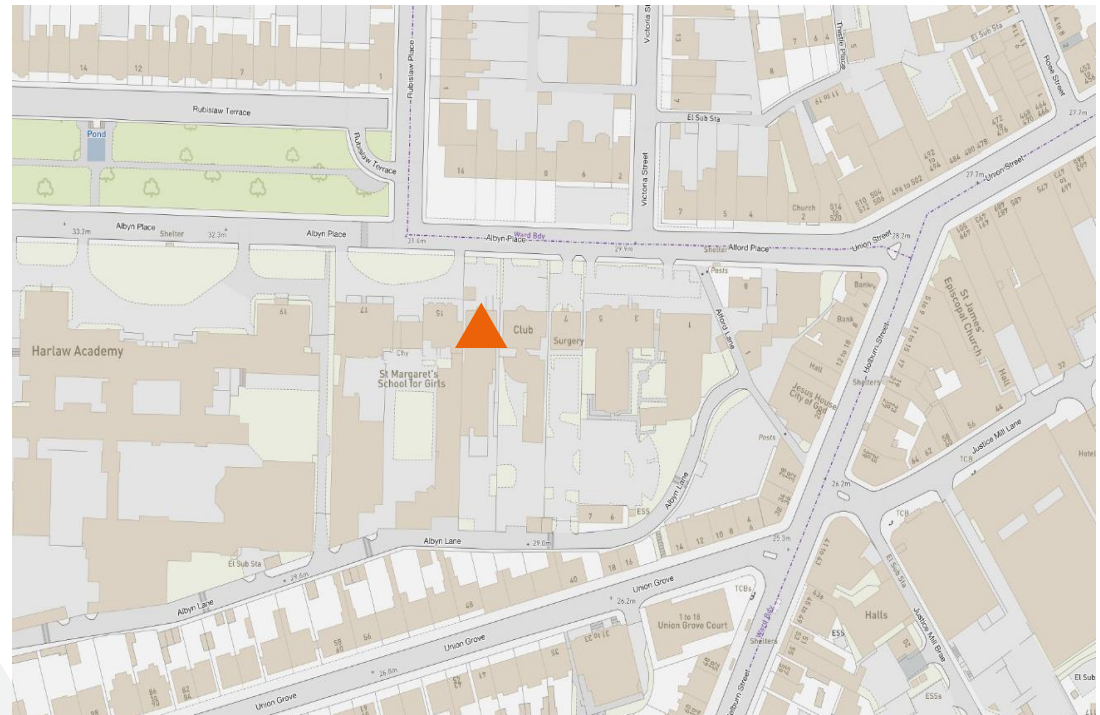
The subjects are located on the south side of Albyn Place between its junction with Rubislaw Place and Victoria Street in a prominent position within the West End of Aberdeen. In addition, the premises are only a short distance from Holburn junction and Union Street, the City's main retail and commercial thoroughfare. The surrounding occupiers are mainly office based in nature, although there are various amenity uses available to occupiers within the immediate vicinity.

DESCRIPTION

The subjects comprise of the first and attic floors of a substantial traditional building of granite and slate construction. The premises are accessed from the side of the building via a metal external staircase.

Internally, the accommodation is arranged over two levels providing a range of size cellular office premises together with male and female WC's and a kitchen area located on the top floor.

Floors are predominantly carpeted throughout with natural light provided by mix of timber single glazed/UPVC double glazed windows to the front and rear of the premises. Artificial light is via a mix of wall lights and ceiling mounted fluorescent strip light units. Heating and cooling is provided by wall mounted cassettes.



CAR PARKING

4 car parking spaces are associated with the accommodation and accessed from Albyn Lane.

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
First Floor	94.79	1,020
Second Floor	93.81	1,010
TOTAL	188.60	2,030

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)

REFURBISHMENT

Our client would consider a refurbishment of the premises with further information upon request.

RENTAL

upon application

LEASE TERMS

The subjects are available on flexible lease terms, either as whole or in part.

RATING ASSESSMENT

The subjects are currently entered into the Valuation Roll at a Rateable Value of £40,000.

It is likely that the premises will benefit from Fresh Start Rates Relief with further detail available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating '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 with the ingoing occupier being responsible for any LBTT, Registration Dues etc.

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800

www.shepherd.co.uk

