

## PRESTIGIOUS OFFICE PREMISES

- > PROMINENT LOCATION
- > RECENTLY REFURBISHED
- > MIXTURE OF OPEN PLAN AND PRIVATE OFFICES
- > SIZE – 1,3124.35 SQM (14,255 SQFT)
- > 36 CAR PARKING SPACES (1:396 SQFT)

TO LET

**1 ALBYN PLACE, ABERDEEN, AB10 1BR**

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## Prestigious West End Offices Occupying A Premier Location Within The West End

### LOCATION

The opportunity is located on the south side of Albyn Place close to Holburn Junction. The building occupies a high profile, prime location within the West End office area with Union Street, the City's main commercial thoroughfare, is in close proximity resulting in access to excellent local amenities which include Starbucks, Tesco Express, Sainsburys and numerous restaurant operations.

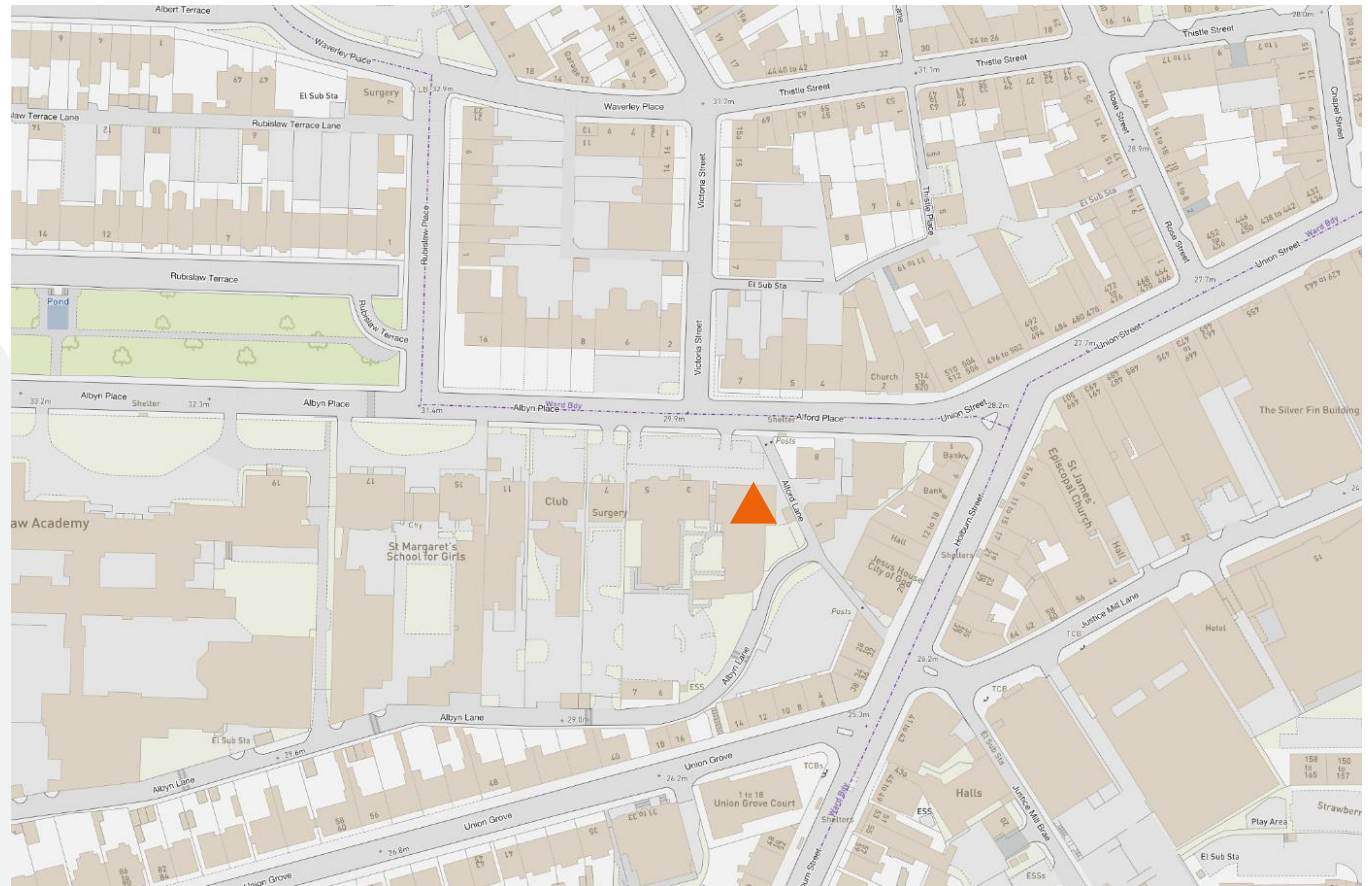
The subjects are also in close proximity to The Silver Fin where Shell are located.

### DESCRIPTION

The subjects comprise of a prominent west end office of traditional granite and slate construction with a modern open plan extension to the rear which was refurbished in 2020. There is allocated parking to the front and rear.

The accommodation benefit from

- > Large Reception area and meeting space
- > Raised access floors
- > Air conditioning cassettes and gas heating
- > Suspended ceiling with LED lighting
- > Kitchen facilities
- > Male and Female W.C's throughout
- > Passenger Lift











ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	563.72	6,068
First Floor	567.91	6,113
Second Floor	192.72	2,074
<b>TOTAL</b>	1,324.35	14,255

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

#### CAR PARKING

36 secure car parking spaces are associated with the suite resulting in a parking ratio of 1:396 sqft.

#### FURNITURE

The accommodation is currently fitted out for office use and furniture would be available to ingoing occupiers by separate negotiation, further information available upon request.

#### RENTAL

£325,404 per annum exclusive of VAT.

#### LEASE TERMS

The subjects are held on a Full Repairing and Insuring lease subject to a schedule of condition expiring 13<sup>th</sup> February 2030 subject to a tenant only break option as at 13<sup>th</sup> February 2025.

The landlord may consider a new lease of the premises with further information available upon request.

#### RATING

The subjects are currently entered into the valuation roll at a rateable value of £271,000.

An ingoing occupier will have the right to appeal this Rateable Value.

#### VIDEO TOUR

Click [here](#) for video tour of the property.

#### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of D

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 associated with this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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