

VIDEO  
TOUR

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## PROMINENT OFFICE PREMISES

- > READY FOR IMMEDIATE OCCUPATION
- > WEST END LOCATION, CLOSE TO HOLBURN JUNCTION
- > HIGH LEVEL OF AMENITIES IN SURROUNDING AREA
- > DEDICATED PARKING TO REAR OF PREMISES
- > FLOOR AREA- 272.2 SQM (2,930 SQFT)

TO LET

**8 ALFORD PLACE, ABERDEEN, AB10 1YB**

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## Prestigious Detached Office Premises At Entrance To The West End

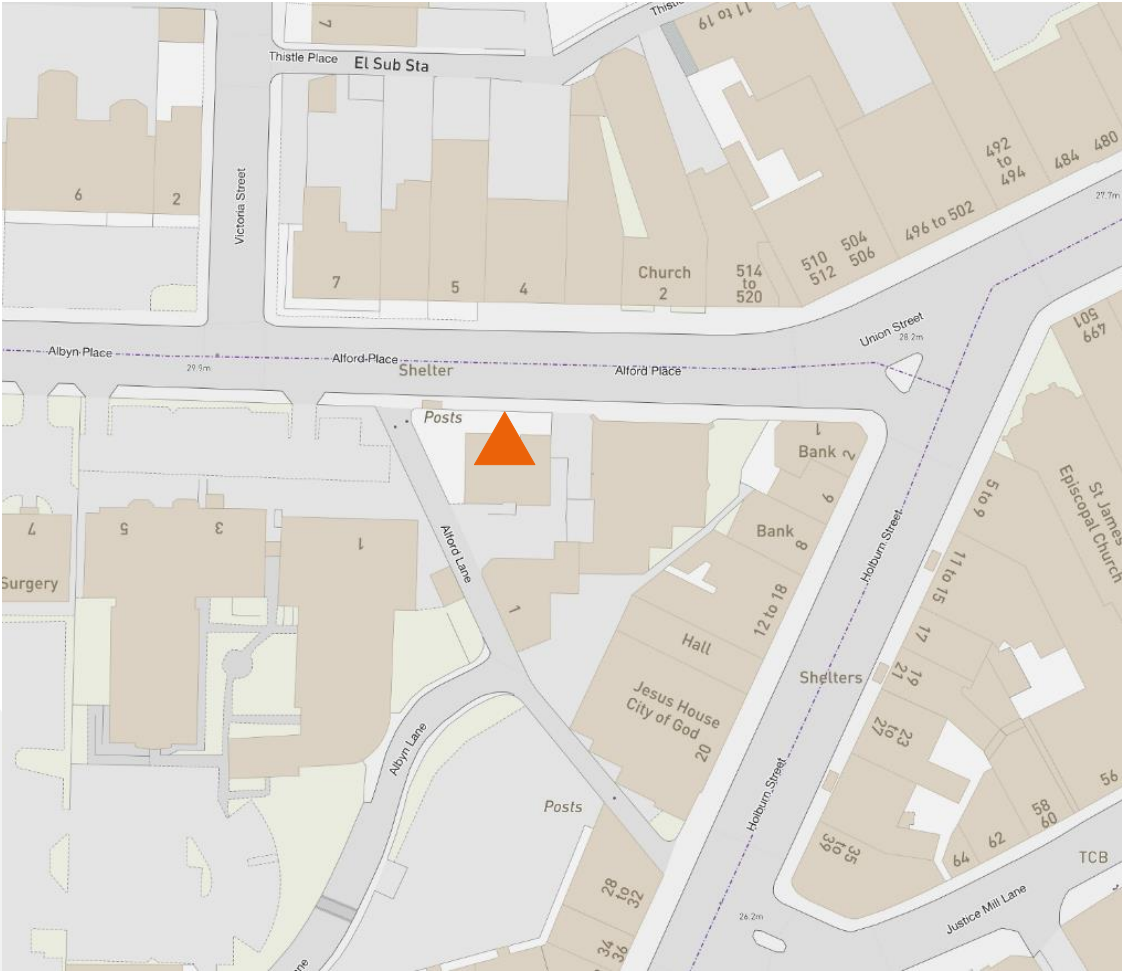
### LOCATION

The subjects are located on the south side of Alford Place close to Holburn Junction. The subjects therefore occupy an enviable location within the prestigious west end office district of Aberdeen with Albyn Place and Rubislaw Place being in close proximity.

The subjects are also located near to Union Street, Aberdeen's principal retail and commercial thoroughfare along where the grade A office developments of The Capitol and Silver Fin are located.

The premises benefit from good levels of amenities due to the central location to include access to various coffee shops, convenience operations and restaurants.

The ASPC property shop has relocated to the corner of Holburn Street and Alford Place a short distance from the subjects.





**DESCRIPTION**

The subjects comprise of a traditional detached office building of granite and slate construction arranged over lower ground, ground and first floors. The premises are accessed from a central doorway off Alford Place with the ground floor providing a large office area, boardroom, further office area, kitchen facilities and disabled w.c. The first floor provide a further large office with separate meeting rooms and the lower ground floor provides for office accommodation along with associated w.c. and storage areas.

The accommodation is generally carpeted throughout, the walls are painted as is the ceiling with lighting through LG7 fitments. Heating is from a gas fired central heating system.

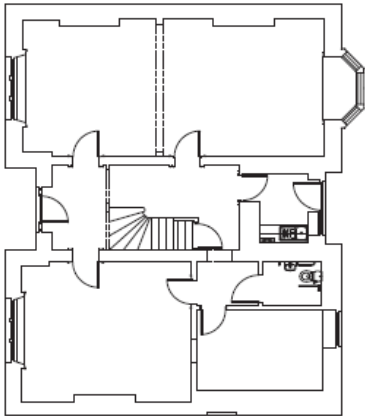
**CAR PARKING**

The property benefits from dedicated car parking accessed from Albyn Lane and can accommodate 6 vehicles.

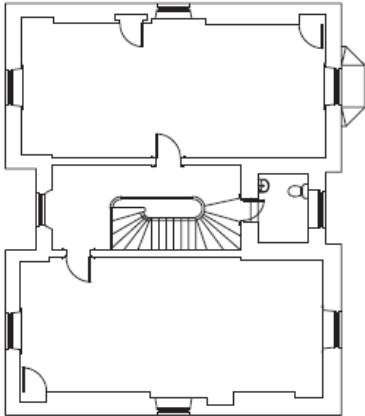
**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	83.5	899
Ground Floor	92.7	998
First Floor	96.0	1,033
<b>TOTAL</b>	<b>272.2</b>	<b>2,930</b>

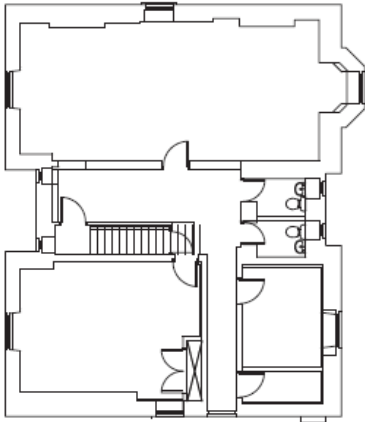
The above floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)



Ground Floor Plan



First Floor Plan



Lower Ground Floor Plan

## RENTAL

£60,000 per annum.

## LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £47,500, with effect from April 1<sup>st</sup> 2023.

An ingoing occupier will have the opportunity to appeal this figure

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of 'C'.

Further information and a recommendation report are available to seriously interested parties upon request.

## VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration due etc.



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

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