

SELF-CONTAINED OFFICE WITH PARKING

- > SIZE – 114.93 SQM (1,237 SQFT)
- > ARRANGED OVER FIRST AND SECOND FLOORS
- > PRESTIGIOUS WEST END LOCATION
- > RENTAL - £22,000 PER ANNUM

TO LET

10 ALBYN PLACE, ABERDEEN, AB10 1YH

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Self-Contained Office Premises in Good West End Location

LOCATION

The subjects are located on the north side of Albyn Place in the heart of Aberdeen's prestigious West End. Albyn Place is only a short distance from Union Street, the city's principal commercial thoroughfare.

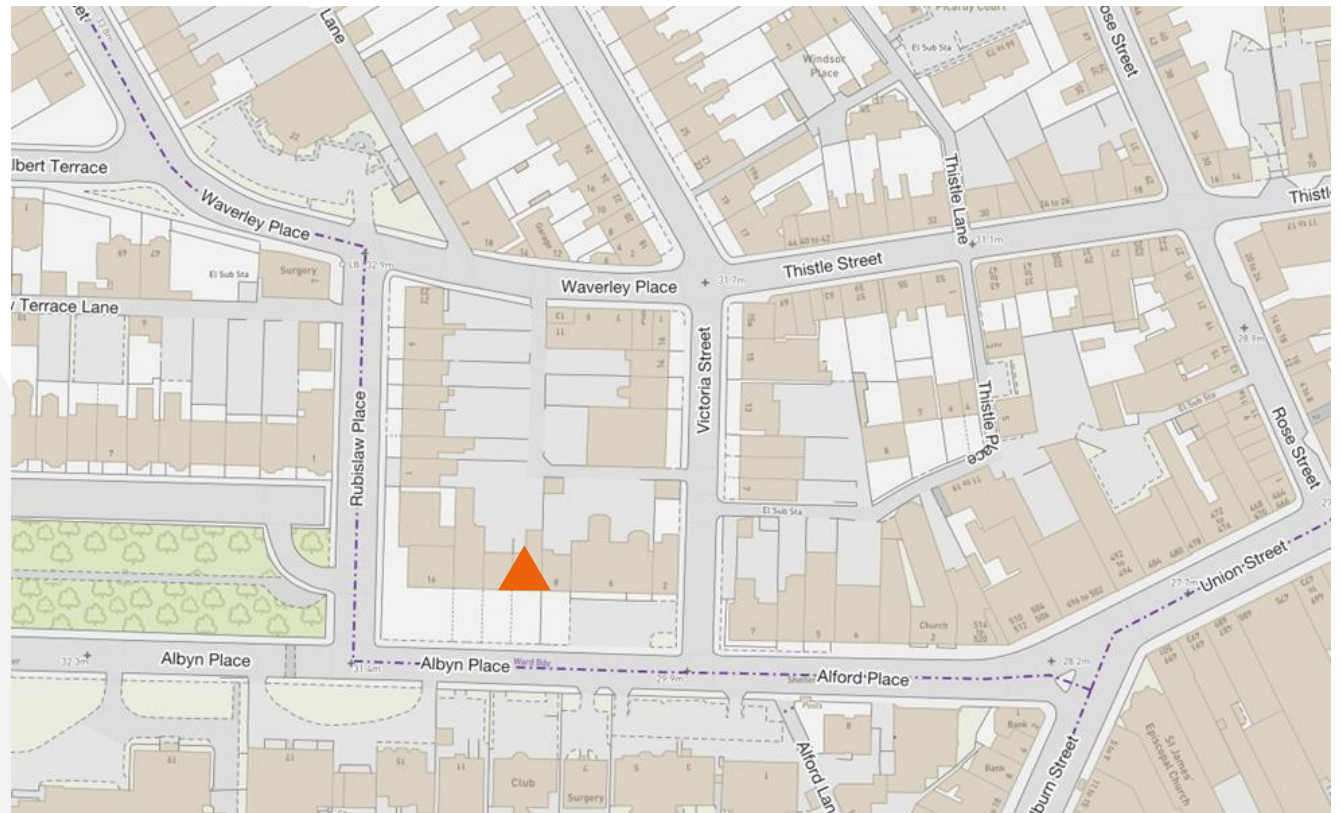
The surrounding premises are given over a mixture of office, leisure and residential uses. Nearby occupiers include Royal Bank of Scotland, Bank of Scotland, Search Consultancy, Raeburn Christie Clark & Wallace, Genesis Oil & Gas, Holburn Medical Group, Starbucks and The Albyn Bar.

DESCRIPTION

The property comprises a mid-terraced, three storey and attic building of traditional granite construction under a pitched and slated roof. The available accommodation, is arranged over mezzanine, first and second floors and provides predominately cellular office space. WCs are located on all floors..

CAR PARKING

The subjects benefit from 4 car parking spaces



ACCOMMODATION	M ²	FT ²
Mezzanine	22.76	245
First	51.35	553
Second	40.82	439
Total	114.93	1,237

The above Floor areas have been calculated in accordance with The RICS Code of Measuring Practice (6th Edition)

RENTAL

£22,000 per annum exclusive of VAT

LEASE TERMS

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

SERVICE CHARGE

There will be a service charge payable for the upkeep, repair and maintenance of the common parts of the building, An estimate can be provided on request.

RATEABLE VALUE

The subjects have a Rateable Value effective from 1st April 2023 as follows:

- > First Floor - £10,000 per annum
- > Attic Floor - £6,900 per annum

Rates relief may be available to qualifying occupiers.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "E"

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

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors
Mark McQueen, Mark.McQueen@shepherd.co.uk, 01224 202828 www.shepherd.co.uk

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