

GROUND FLOOR OFFICE

- > ATTRACTIVE WEST END LOCATION
- > SIZE – 84.90 SQM. (914 SQFT.)
- > RENTAL £15,000 PA
- > 2 CAR PARKING SPACES

TO LET

10 ALBYN TERRACE, ABERDEEN, AB10 1YP

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Ground Floor Office Suite In The West End of Aberdeen

LOCATION

The subjects are located within the heart of Aberdeen's prestigious West End office district with Albyn Terrace running parallel to Albyn Place. In addition, Union Street, Aberdeen's main commercial thoroughfare, with all its amenities, is only a short walk away to the east. There are a wide range of occupiers within the vicinity to include Thorpe Molloy, Johnston Carmichael, Tilney, and Aberdeen Standard.

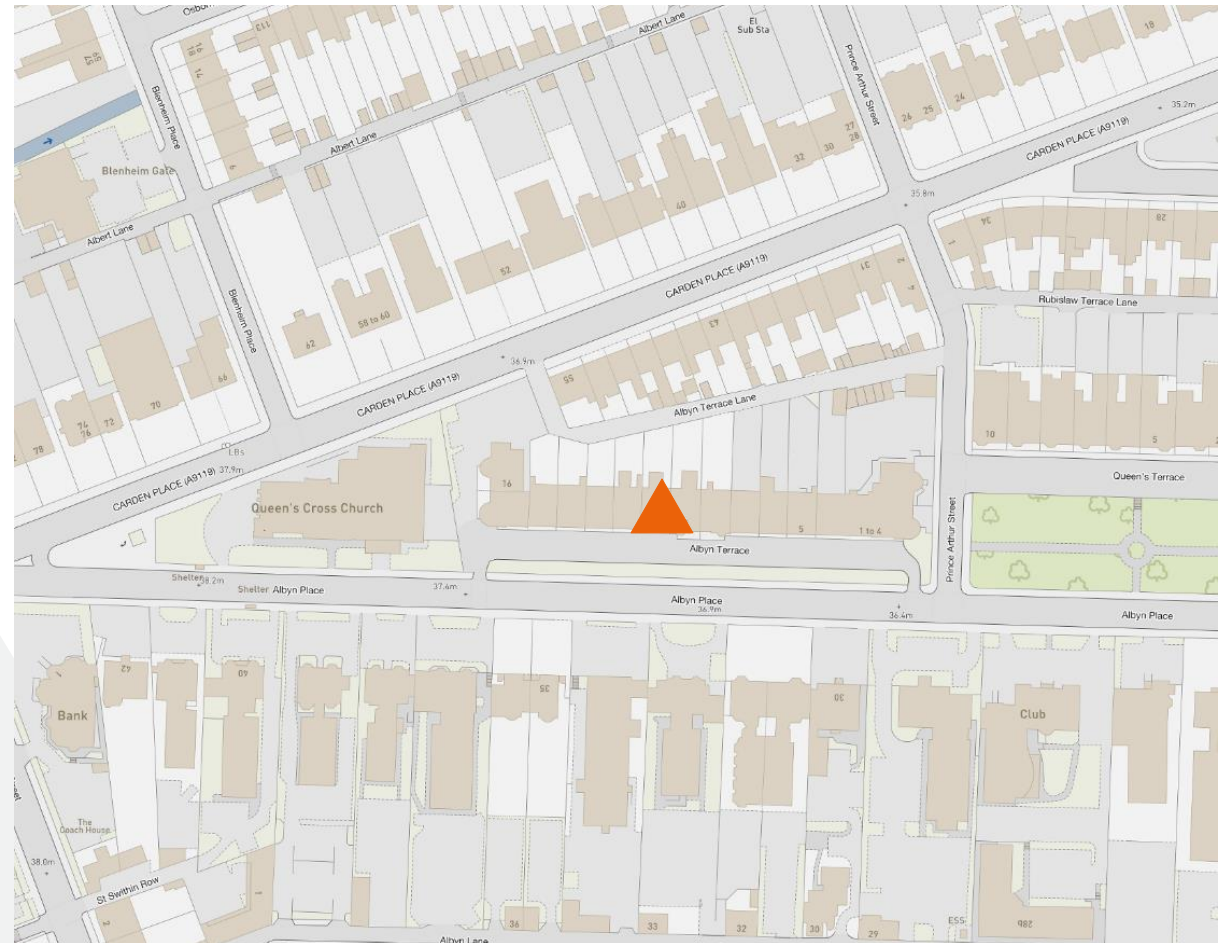
In addition, the area is well serviced with restaurant, coffee shops and convenience all being present.

DESCRIPTION

The subjects comprise of the ground floor of a traditional terraced, granite and slate building. The premises themselves provide 4 offices along with w.c. facilities

CAR PARKING

2 car parking space are associated with the suite and accessed from the rear of the premises.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	84.90	914

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

RENTAL

£15,000 per annum exclusive of VAT

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 as part of a larger entry and will require to be reassessed upon occupation.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'G'.

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 sole agents:

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