

OFFICE PREMISES

- > SITUATED IN THE HEART OF THE WEST END
- > 6 PARKING SPACES
- > NIA – 253.3 SQM (2,726 SQFT)

TO LET

SUITE 4 (TOP FLOOR), 1-3 ALBYN TERRACE, ABERDEEN, AB10 1YP

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



West End Office Suite with Car Parking

LOCATION

The subjects are located on the corner of Albyn Terrace and Price Arthur Street, within the heart of Aberdeen's prime West End office district. Union Street, the city's main retail and commercial thoroughfare, is approximately half a mile to the East, ensuring provisions of a vast array of local amenity. Occupiers in close proximity include Aberdeen Asset Management, Johnston Carmichael, Mattioli Woods, Tilney and Number 10 Tavern,



DESCRIPTION

1-3 Albyn Terrace comprises three interlinked, Grade B listed traditional granite and slate town houses arranged over ground, lower ground, first and second floors to provide separate office suites. The available accommodation comprises the entire top floor, and benefits from modern specification including carpet tiled floor covering, painted plaster walls and Cat 2 light fitments. Heating is provided via electric storage heaters.

ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Total	253.3	2,726

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS,



CAR PARKING

There is a large car park to the rear of the building, in which there are 6 designated car parking spaces.

RATING

The subjects are currently entered in the Valuation Roll at a Rateable Value of £47,250 with £6,000 allocated to the parking. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

TERMS

The accommodation is available on the basis of a new FRI lease.

SERVICE CHARGE

There is a service charge for the maintenance and upkeep of the common areas of the building. A service charge budget is available upon application.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'.

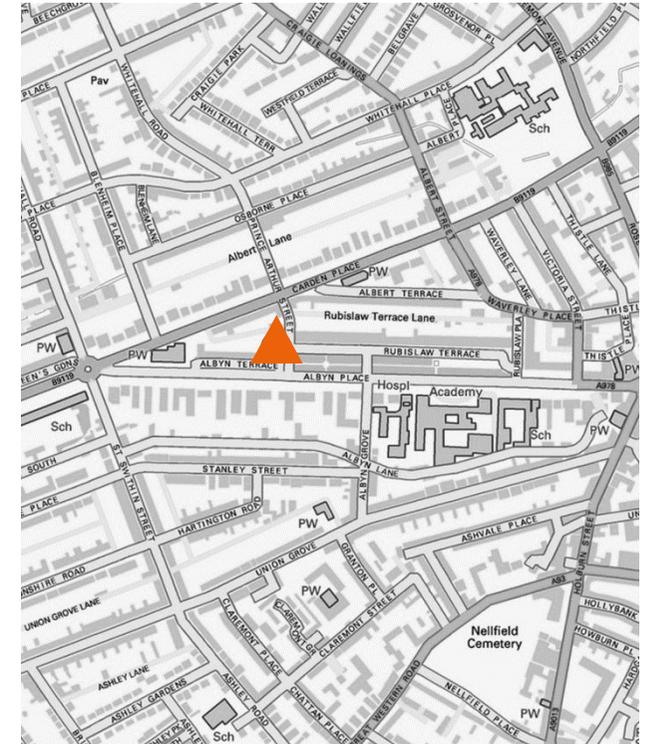
Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs with the tenant responsible for LBTT and registration dues where applicable.

ENTRY DATE

Upon conclusion of legal missives.



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

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

www.shepherd.co.uk



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