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25 Albyn Place, Aberdeen AB10 1YL

TO LET

**TRADITIONAL WEST END OFFICE BUILDING
WITH PARKING**



**37 ALBYN
PLACE
ABERDEEN
AB10 1YN**

Viewing strictly by appointment
with the sole letting agents.

Floor Area:
1,361.04 sq m (14,650 sq ft)

Suites available from:
157.32 sq m (1,693 sq ft)

Contact:
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Location:

The subjects are located in the heart of Aberdeen's West End office district on the south side of Albyn Place with rear car park access from Albyn Lane.

Occupiers in close vicinity include; Stronachs, RBS, Bank of Scotland, Thorpe Molloy Recruitment, and Johnstone Carmichael. There are also a few small bars, sandwich shops, convenience stores and eateries nearby and Union Street, the City's principal retail thoroughfare, is only a short walk away.

The exact location of the premises can be shown on the street map above.

Description:

The subjects comprise a detached attractive 19th Century former townhouse of granite construction under a pitched slated roof with timber sash and case windows. There is a rear extension and the property provides a mix of open plan and cellular rooms arranged over lower ground, ground and first floors.

The property also benefits from lift access, as well as tea prep and WC facilities located throughout the building.

The subjects will undergo a full refurbishment upon the existing tenant vacating the building. A full specification is available upon request.

Car Parking:

There are 45 dedicated parking spaces to the front and rear of the property accessed via Albyn Lane.

Any incoming tenant will also have the ability to claim two additional on-street parking permits available from Aberdeen City Council at an additional cost and by separate negotiation with Aberdeen City Council direct.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived:

FF Original Building:	151.28 sq m	1,628 sq ft
FF Extension:	266.88 sq m	2,873 sq ft
GF Original Building:	206.86 sq m	2,227 sq ft
GF Extension:	277.20 sq m	2,984 sq ft
Basement Original:	157.32 sq m	1,693 sq ft
Basement Extension:	276.70 sq m	2,978 sq ft
Sub Total:	1,336.24 sq m	14,383 sq ft

A further 24.8 sq m (267 sq ft) of storage space is included.

TOTAL:	1,361.04 sq m	14,650 sq ft
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Rateable Value:

We are advised that the subjects are entered in the current Valuation Roll with a Rateable Value of £405,000 effective from 1 April 2017.

Details on the current estimated business rates payable are available upon request.

Lease Terms:

The subjects are available on the basis of a new full repairing and insuring lease. Flexible terms are available. Any medium/long term leases will provide for upward only rent reviews at periodic intervals.

The landlord is prepared to split the building with suites available from 1,693 sq ft.

Rent:

On application.

Energy Performance Certificate (EPC):

A copy of the EPC and Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, the incoming tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

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