

TO LET
WEST END OFFICE ACCOMODATION



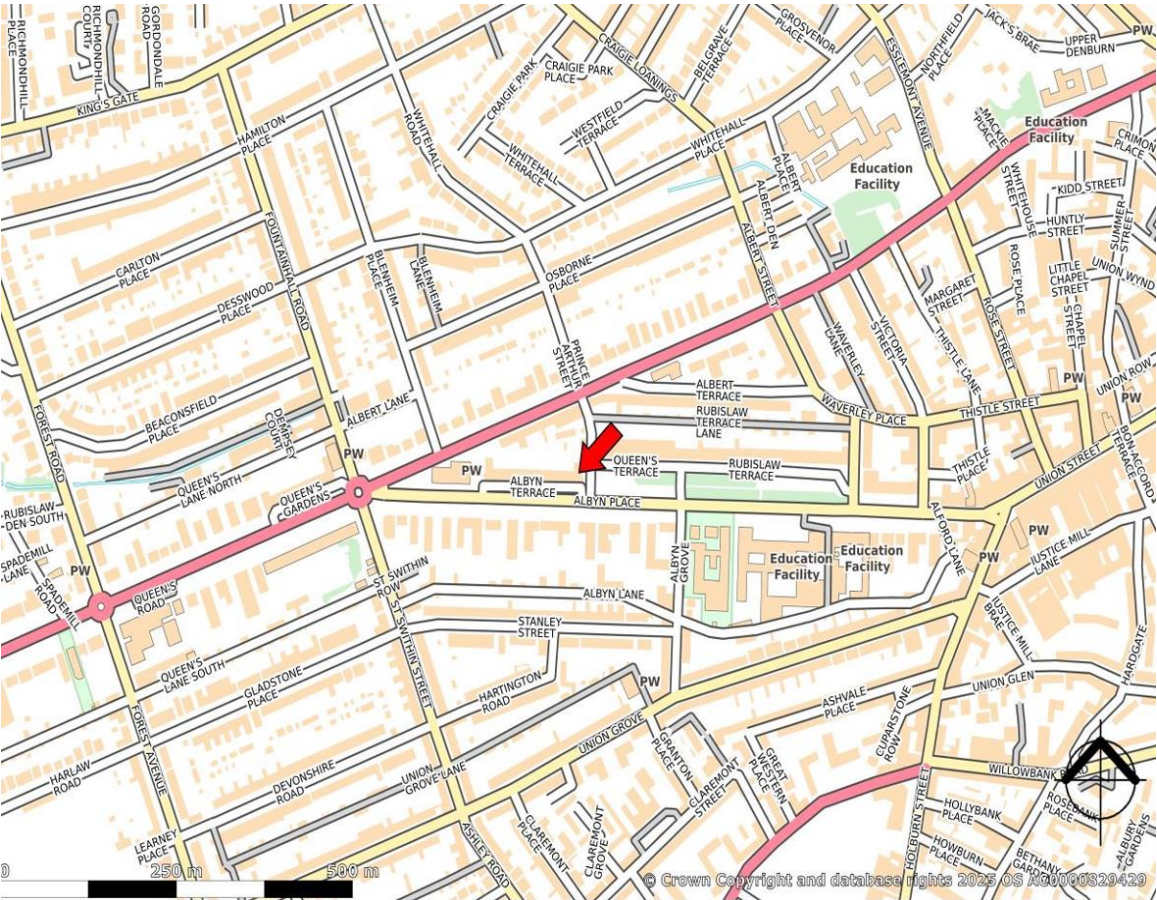
**Second Floor, 1-3 Albyn Terrace,
Aberdeen, AB10 1YP**

- Prime West End location
- Recently Refurbished
- Dedicated car parking available
- NIA - 253.25 sq.m (2,726 sq.ft)

DESCRIPTION

The premises comprise an architecturally imposing Category B listed office building of granite and slate construction with a private car park and lock-up garages accessed from a lane at the rear. The common areas have been recently refurbished with further work undergoing within the building and externals.

The available suite is on the second floor with its own kitchen, toilets and dedicated car parking



LOCATION

1-3 Albyn Terrace is within the heart of Aberdeen’s West End. The property is prominently located at the eastern end of Albyn Terrace adjacent to the corner of Prince Arthur Street. The property overlooks Albyn Place, one of the city’s main arterial routes, and Queen’s Terrace Gardens. A variety of local amenities are situated within walking distance, including Cafes, Restaurants and Hotels. A range of leisure and retail offerings are also available in nearby Union Street and beyond. The city centre is easily accessible by foot with Union Street, the city’s main retail thoroughfare, some 400m east of the property. The property is also well served by public transport with two bus routes running along Albyn Place.

Nearby occupiers include Royal Bank of Scotland, Bank of Scotland, Handelsbanken. Johnston Carmichael, Stronachs LLP, and Genesis Energies

ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Second Floor	253.25	2,726

CAR PARKING

Dedicated car parking within the rear car park is available, with the specific number of spaces dependent upon the total size of office space taken.



RENT

£25,000 per annum, exc.

SERVICE CHARGE

Further details are available upon request.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value – £32,250. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £.

Each car parking space is entered into the Valuation Roll at £750 per space.

EPC

The subject has an EPC rating of 'E'. Full documentation is available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner



To arrange a viewing please contact joint agents :



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and/or detailed financial and corporate information will be required before any transaction can conclude.