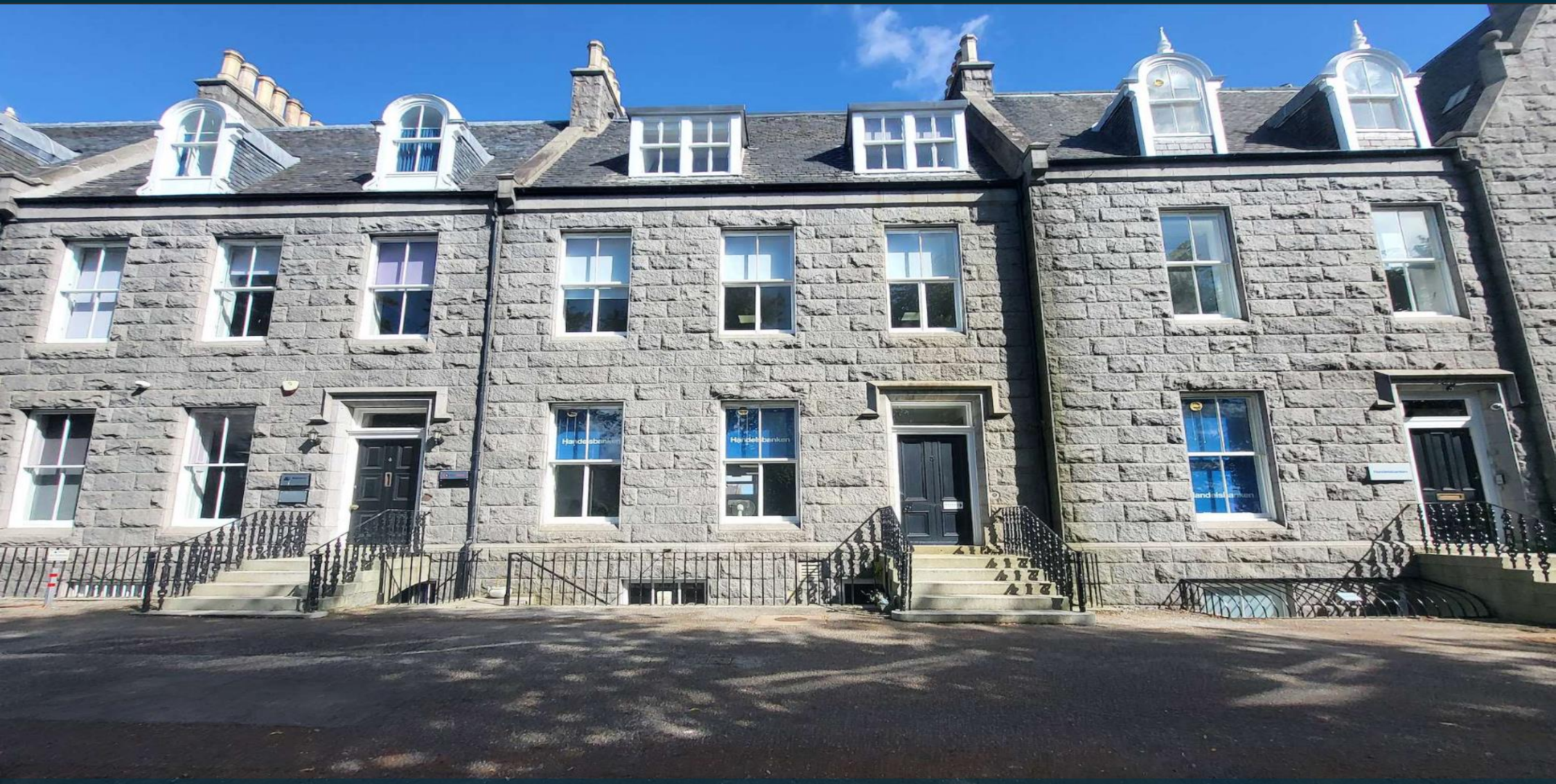
TO LET

WEST END OFFICE SUITES WITH PARKING

GRAHAM SIBBALD



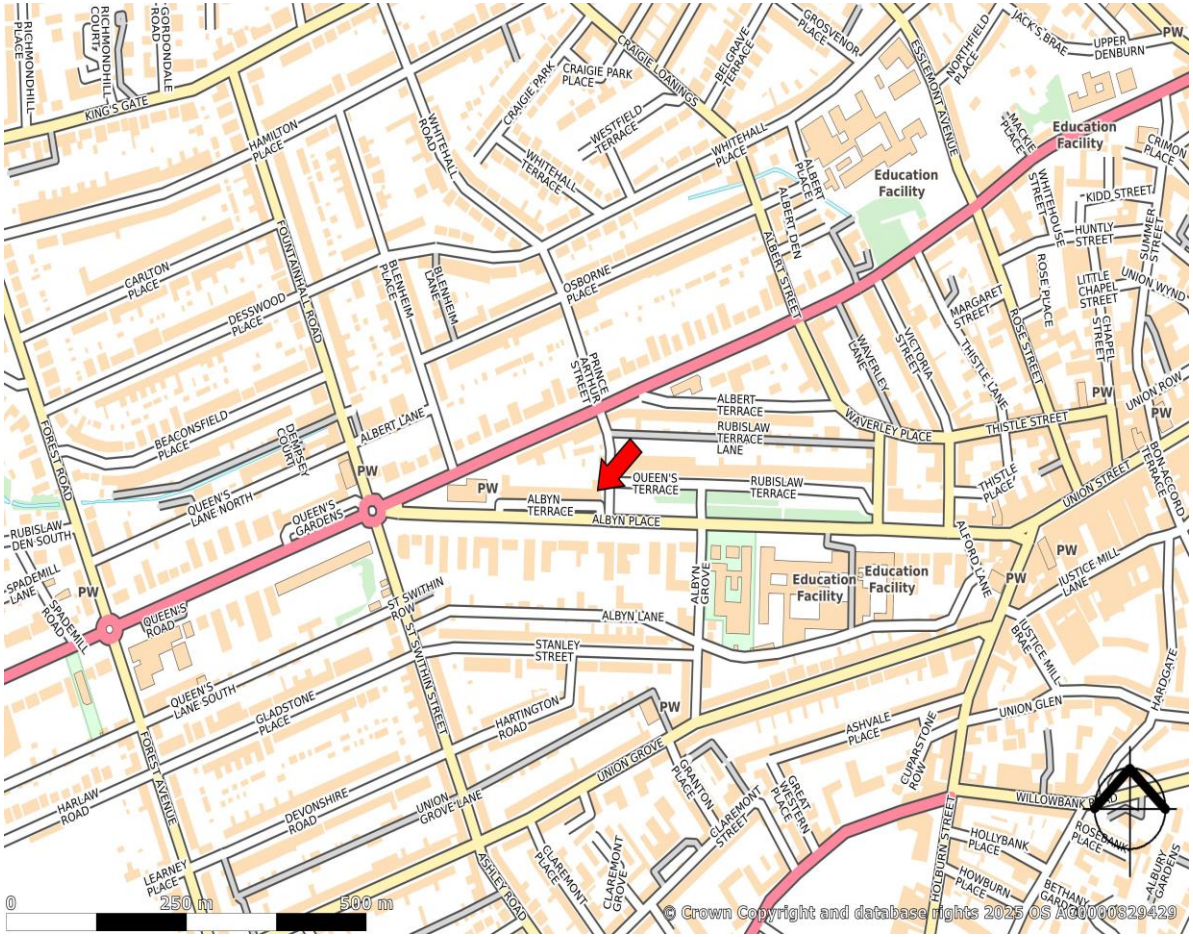
Suite 2b & 3, 1-3 Albyn Terrace, Aberdeen, AB10 1YP

- Prestigious West End Location
- Dedicated Car Parking Spaces
- NIA — from 36.00 sq.m (387 sq.ft) - to 95.63 (1,029 sq.ft)

DESCRIPTION

The premises comprise an architecturally attractive Category B Listed building of granite and slate construction, together with a secure private car park and garages accessed via lane at the rear. Each suite provides open plan office space, accessible either through a private entrance on Albyn Terrace or internally from the rear car park. The buildings common areas have recently been refurbished, and there are shared kitchen and toilet facilities on the lower ground floor.

Each suite benefits from 1 dedicated car parking space.



LOCATION

1-3 Albyn Terrace is situated 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.

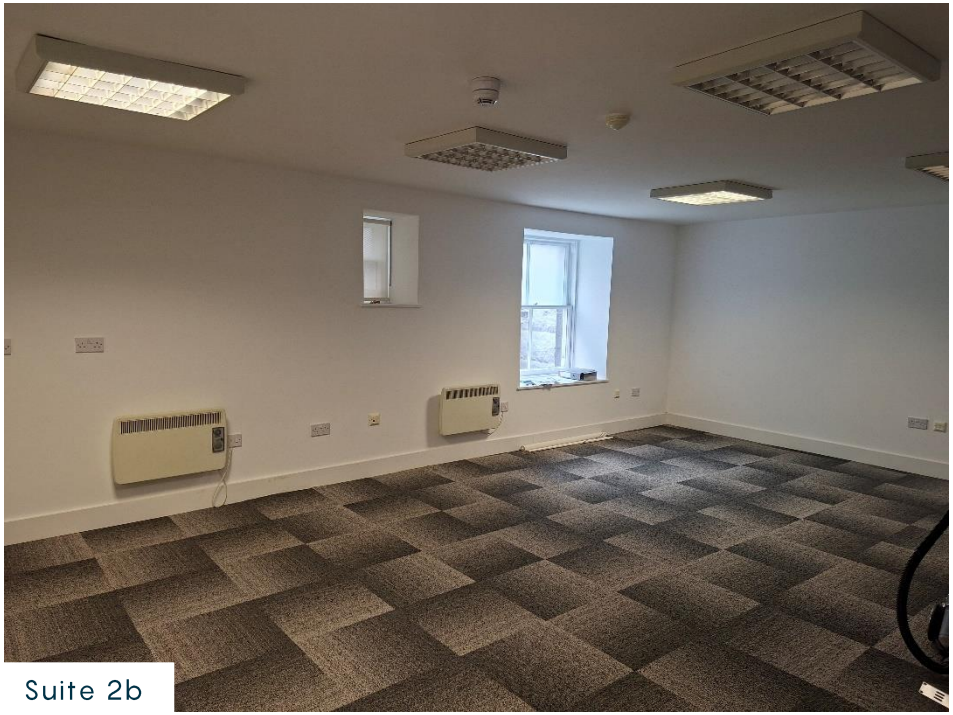
The city centre is easily accessible by foot with Union Street, the city's main retail thoroughfare, some 400m east of the property. The City's train and bus stations are within 20 minutes walking distance whilst Aberdeen International Airport is approximately a six miles drive. Occupiers in close-proximity include a large array of professional service firms and energy companies. To name a few; Royal Bank of Scotland, Bank of Scotland, Handelsbanken, Johnston Carmichael, Stronach's LLP and Genisis Energies.

ACCOMMODATION

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

Accommodation	Sq. m.	Sq. ft.
Lower Ground — Suite 2b	36.00	387
Lower Ground Floor — Suite 3	59.63	642
Total	95.63	1,029

Suites available to let in whole or in part.



Suite 2b



Suite 3

RENT

Suite 3 -£6,000 per annum

Suite 2b - £3,600 per annum

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows:

Suite	Rateable Value
Suite 3	Office — £7,000 Store - £1,250
Suite 2b	£5,100
Car Parking	£750 per space

Small Business Rates Relief will be available to qualifying occupiers, with further information available on request

SERVICE CHARGE

Further information available on request

ALL INCLUSIVE RENT

An all inclusive rental is available, further information available on request.

EPC

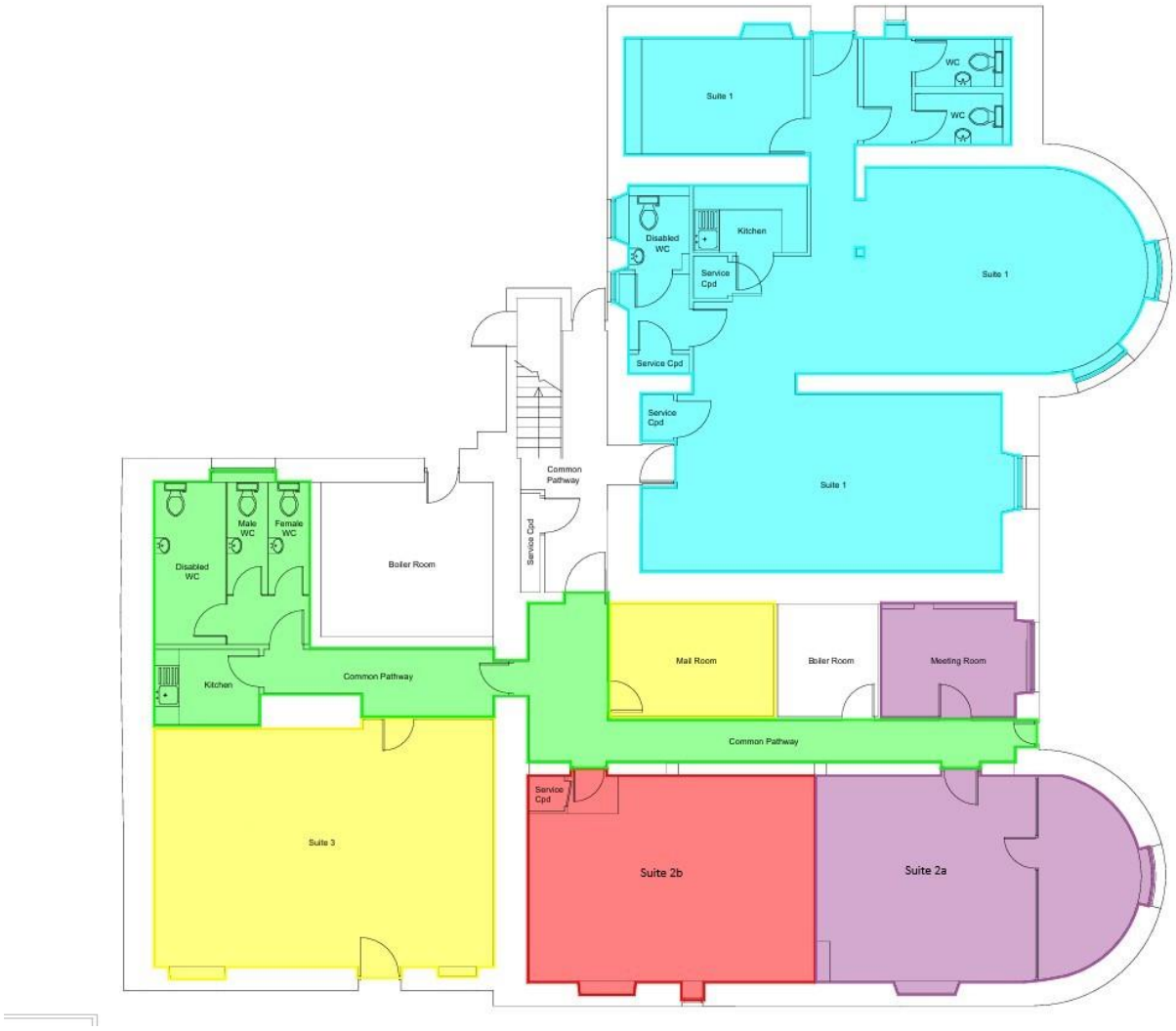
Further details are available upon request.

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



Suite 3

Suite 2b

To arrange a viewing please contact joint agents:

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: Updated September 2026

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.