Ryden

FOR SALE

MODERN OPEN PLAN OFFICE
976.9 SQ M (10,526 SQ FT)



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28B ALBYN PLACE
ABERDEEN
AB10 1YL

- SHORT WALK FROM THE CITY'S MAIN RETAIL THOROUGHFARE
- 32 EXCLUSIVE CAR PARKING SPACES
- AVAILABLE IMMEDIATELY



LOCATION

Located in Aberdeen's West End office district, the subject premises is situated on Albyn Place. The property is a short walk away from the city's main retail thoroughfare, Union Street.

Surrounding occupiers in the West End include; Apollo Engineering, Stronachs, Johnston Carmichael, Azets, RBS and Virgin Money. Locally operated Cognito on the Cross coffee shop, the Dutch Mill Hotel and No 10 bar and restaurant are also in close proximity.

DESCRIPTION

The subjects comprise a modern, two storey office building under a pitched and slated roof.

The property provides the following specification:

- Mix of open plan and cellular office space
- Staff kitchen and tea prep
- 8-person passenger lift
- Male, female and accessible WCs
- Shower facilities
- Board room
- Meeting rooms
- Raised access flooring
- Suspended ceilings
- VRV comfort cooling
- Mix of LED and fluorescent strip lighting
- Dedicated ground floor reception
- Modern glazed exterior finish

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis (NIA) and extend to the following approximate floor areas:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	515.6	5,561
FIRST FLOOR	461.3	4,965
TOTAL	**976.9**	**10,526**

CAR PARKING

The subjects provide 32 exclusive car parking spaces reflecting in a generous car parking ratio of 1:329 sq ft. The car park is complemented with on site bicycle storage.

PRICE

Offers in the region of £1,500,000, exclusive of VAT are invited for our client's heritable interest (Scottish equivalent of English Freehold).

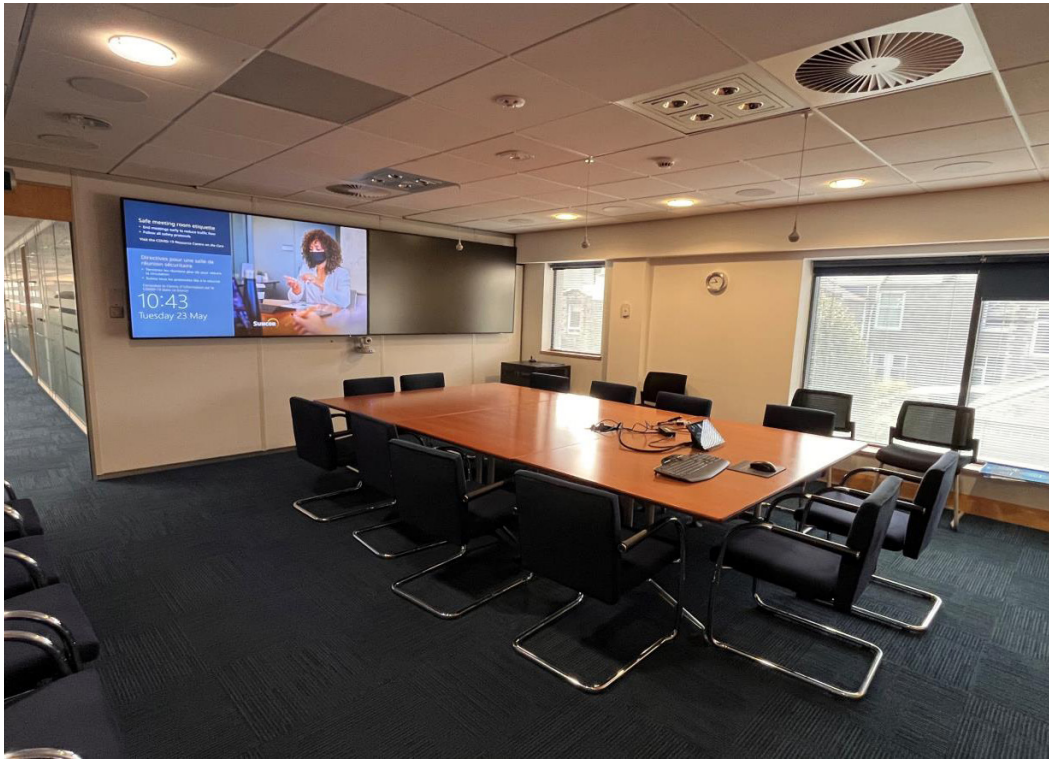
EPC

The property has an EPC of B30. Full documentation can be made available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having a Rateable Value of £166,000 effective from 01-APR-26.





VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

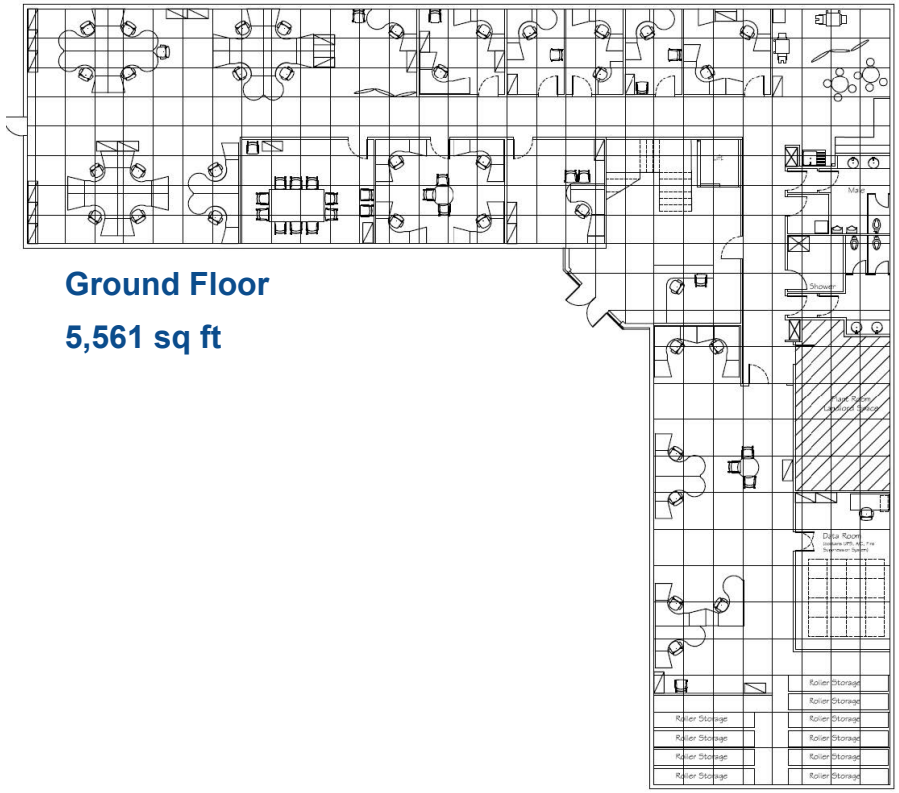
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due dilligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

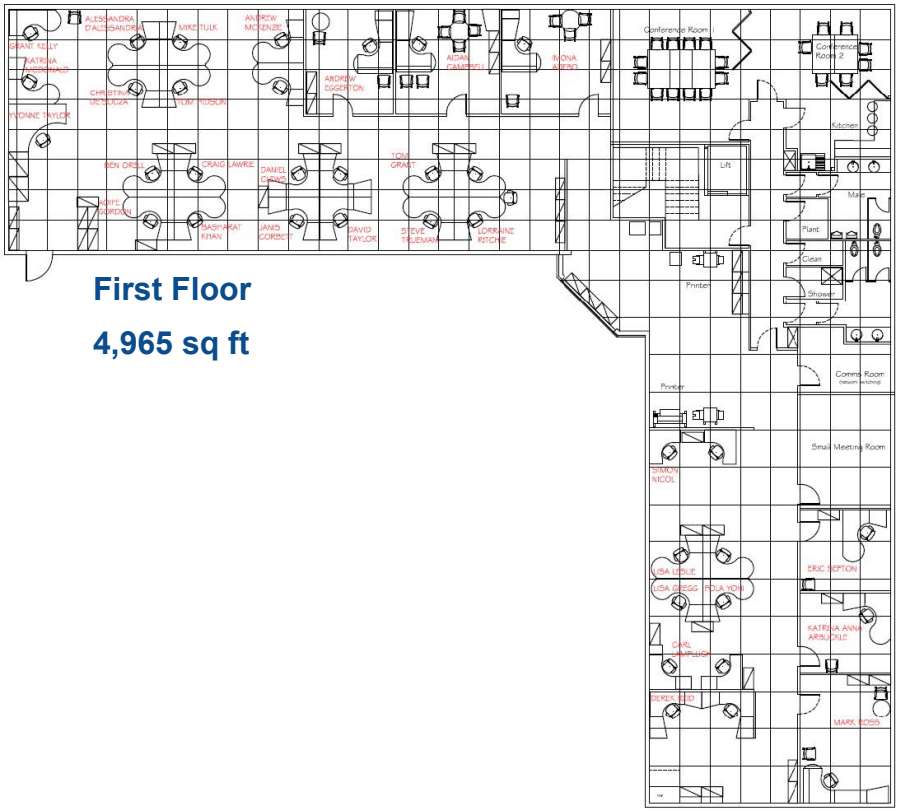
ENTRY

Immediate upon conclusion of legal missives.



Ground Floor

5,561 sq ft



First Floor

4,965 sq ft



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TO LET

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GET IN TOUCH

Please get in touch with our joint letting agents for more details.

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