

# TO LET

## WEST END OFFICE ACCOMMODATION

Prime West End location

Recently Refurbished

Dedicated car parking available

Floor Area – 253.25 SQM (2,726  
SQFT)

Rent - £25,000 per annum



WHAT 3 WORDS

## SECOND FLOOR, 1-3 ALBYN TERRACE, ABERDEEN, AB10 1YP

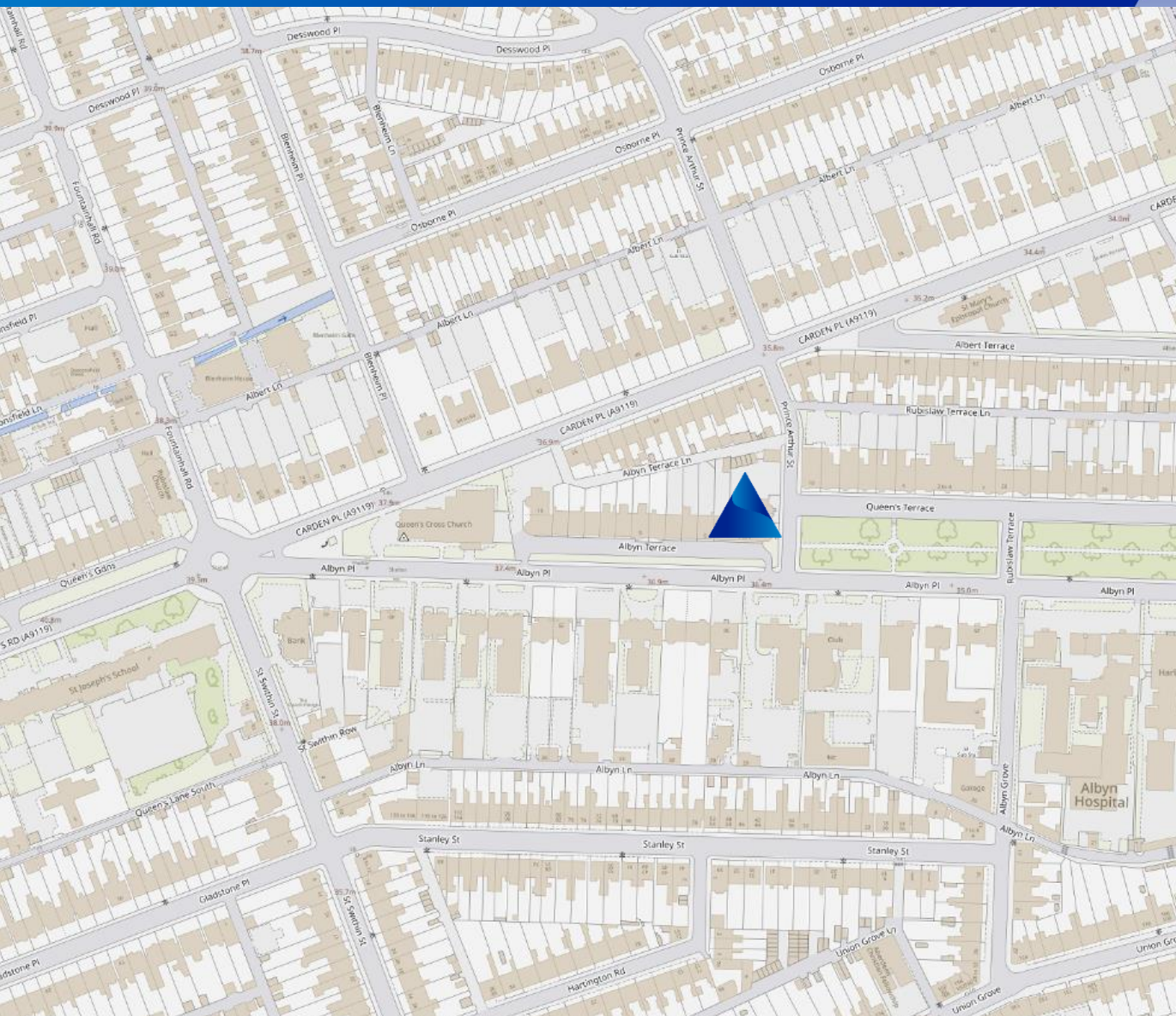
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# Location

SECOND FLOOR 1-3 ALBYN TERRACE, ABERDEEN,  
AB10 1YP



**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 Camichael, Stronachs LLP, and Genesis Energies.

West End Office



FIND ON GOOGLE MAPS



# Description

SECOND FLOOR, 1-3 ALBYN TERRACE, ABERDEEN,  
AB10 1YP



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.

## 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.

## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Second Floor | 253.25         | 2,726           |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

£25,000 per annum, exc.

## Lease Terms

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

## Service Charge

Further information available on request.

## 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.

## All Inclusive Rent

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

## Energy Performance Certificate

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 incoming tenant liable for LBTT and registration dues in the normal manner.

## Viewing

To arrange a viewing or for further information, please contact the joint letting agents.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE SEPTEMBER 2026

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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