

TO LET
WEST END OFFICE SUITES



**Lower Ground Floor,
1-3 Albyn Terrace,
Aberdeen, AB10 1YP**

- Prime west end location
- Refurbishment works being undertaken to building
- Dedicated car parking
- Suites from 46.27 SQ. M (498 SQ. FT) TO 91.94 SQ.M (990 SQ. FT)



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.

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 within the building and externals imminent.

The available suites are on the lower ground floor. Suite 1 has the ability to be completely self-contained with access via the rear car park and Suites 2a and 3 can be accessed either via the rear lane or from a direct access from Prince Arthur Street.

ACCOMMODATION

The accommodation provides the following Net Internal Area:

	Sq. m.	Sq. ft.
Suite 1	91.94	990
Suite 2a	46.27	498
Suite 3	59.63	642

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

	Rent (per annum)
Suite 1	£17,500
Suite 2a	£8,500
Suite 3	£11,000

RATING

The subjects are currently entered into the Valuation Roll from 1st April 2023 as follows:

Areas	Rateable Value
Suite 1	£14,250
Suite 2a	£6,800
Suite 3	£7,500

Rates relief to include Small Business Bonus Scheme may be available with further information available upon request.

LEASE TERMS

The suites are offered on Full Repairing Insuring (FRI) terms.

SERVICE CHARGE

A service charge will be applicable for the common areas. Further details available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The building has a current Energy Performance Certificate of E.

There are imminent landlord improvement works which will significantly improve the EPC rating. Further details are available upon request.

VAT:

All figures quoted are exclusive of Value Added Tax.

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.

VIEWING:

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

To arrange a viewing please contact:



Euan Rolland
euan.rolland@g-s.co.uk
07825 875303



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chris.ion@g-s.co.uk
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