

PRIME WEST END OFFICE SUITES WITH PARKING

TO LET

4 ALBYN TERRACE
ABERDEEN
AB10 1YP

- LOCATED WITHIN THE HEART OF ABERDEEN'S WEST END OFFICE DISTRICT
- FLEXIBLE SHORT TERM LEASES AVAILABLE
- 33.67 SQ M (362 SQ FT) TO 57.40 SQM (618 SQ FT)
- PRIVATE CAR PARKING

DM HALL
CHARTERED SURVEYORS



LOCATION

Aberdeen is Scotland's third largest city with a resident population of 210,000 and a catchment estimated at over 500,000.

The subjects are located on Albyn Terrace within the heart of Aberdeen's prime West End office district and a short walk from Union Street, which is the main commercial thoroughfare through the city centre. Surrounding occupiers include a number of major banks, professional firms and oil service companies.

The exact location can be seen on the undernoted plan:

DESCRIPTION

The property comprises a substantial mid terraced building of granite construction with a pitched and slated roof arranged over ground, lower ground, first and second floor.

Internally the office suites provide a mixture of open plan and traditional cellular space with ancillary staff and toilet areas. Occupiers in the building have access to a shared boardroom area on the first floor.

Secure car parking is provided at the rear of the property. On street parking is also available with the incoming tenants having the ability to apply for parking permits.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

First Floor Suite 2:	33.67 sqm (362 sq ft)
Total	33.67 sqm (362 sq ft)
Second Floor Suite 1:	12.35 sqm (133 sq ft)
Second Floor Suite 2:	45.05 sqm (485 sq ft)
Total	57.40 sq m (618 sq ft)

SERVICES

All mains services are installed with gas fired central heating and electricity covered by way of a service charge.

LEASE TERMS

The subjects are available on a flexible basis. Any lease in excess of 3 years will incorporate 3 yearly rent reviews.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

First Floor: £7,300
Second Floor: £7,600

*Due to the letting of First Floor Suite 1, this entry will need to be reassessed.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

Full documentation is available upon request.

RENT/PRICE

The suites are available to let at rents of:

First Floor: £4,500 per annum
Second Floor: £7,450 per annum

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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