

TO LET BY WAY OF SUBLEASE/ASSIGNATION

23 ALBERT STREET

Aberdeen, AB25 1XX



Key Highlights

- 244.47 sq.m (2,631 sq.ft)
- Located within the prestigious west end office district
- Private car park to the rear
- Prominent corner office location

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[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, stylized 'S'. The logo is set against a yellow rectangular background.

Location

The subjects are located within the heart of Aberdeen's West End office district. By virtue of its location, the premises benefit from a desirable business address and prominent setting. With close proximity to Union Street, Aberdeen's main commercial thoroughfare, the property benefits from a vast array of local amenities.

Description

The subjects comprise a traditional end-terraced building located across basement, ground, first and second floor levels. The building also boasts a rear extension at ground floor level. The property includes a mix of open plan offices with cellular meeting rooms. There are shower facilities, kitchen/canteen and toilets located on the basement floor. There is a passenger lift providing access to all floors.

Internally, the premises offers a modern specification with carpet tiles, painted and plastered walls and partitioning. Heating is provided by wall mounted radiators, served by a gas fired central heating system.

Parking

There is a private car park to the rear which will comfortably hold 6 cars. Providing a generous parking ratio of (c. 1:450 sq.ft).

EPC

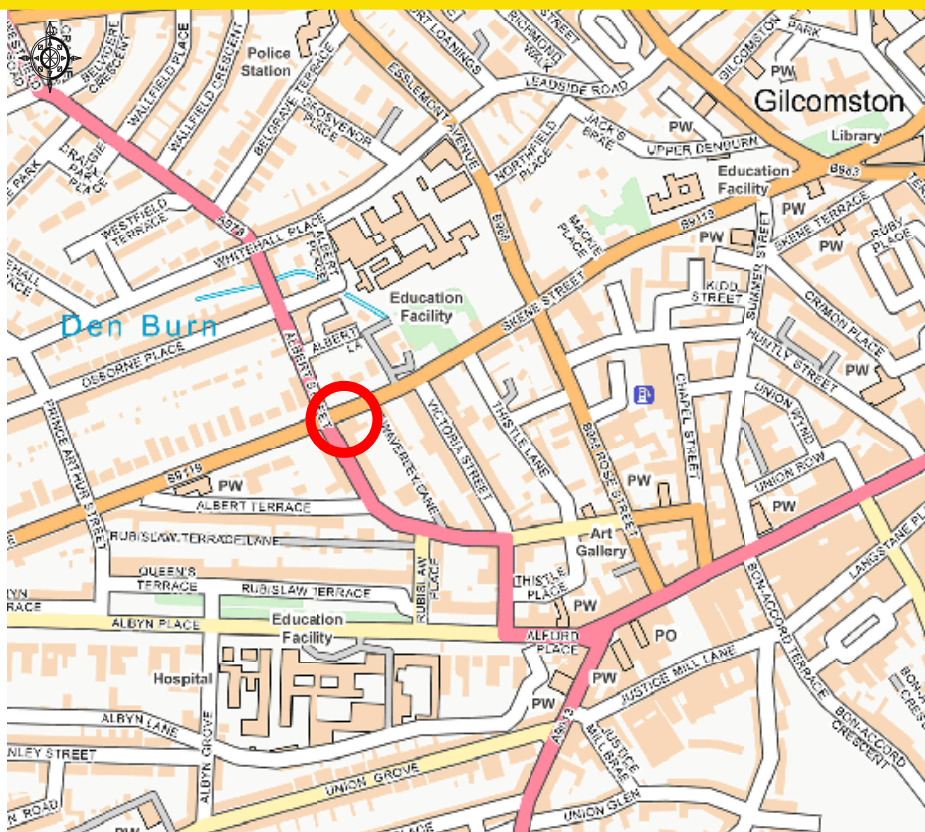
The property has an EPC rating of G.

Rent

On Application.

VAT

All monies quoted are exclusive of any VAT which may be payable.



Accommodation

We calculate the approximate floor area of the premises to be as follows:

FLOOR AREA	SQ M	SQ FT
Basement	25.02	269
Ground	121.18	1,304
First	55.84	601
Second	42.44	457
Total	244.47	2,631

Lease Terms

The premises is held under an FRI Lease, expiring December 2023. It is our client's intention to assign the lease or sublease until expiry of their head lease. Consideration will also be given to shorter term subleases.

Rateable Value

The property is contained within the Valuation Roll with a Rateable Value of £66,000, effective from 1st April 2017. An ingoing occupier would have the right to appeal this Rateable Value.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewings & Offers

Strictly by arrangement through the sole letting agents, to whom all offers should be submitted in Scottish Legal Form.

Contact

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