

TO LET OFFICE BUILDING

35 ALBYN PLACE

Aberdeen, AB10 1YN



Key Highlights

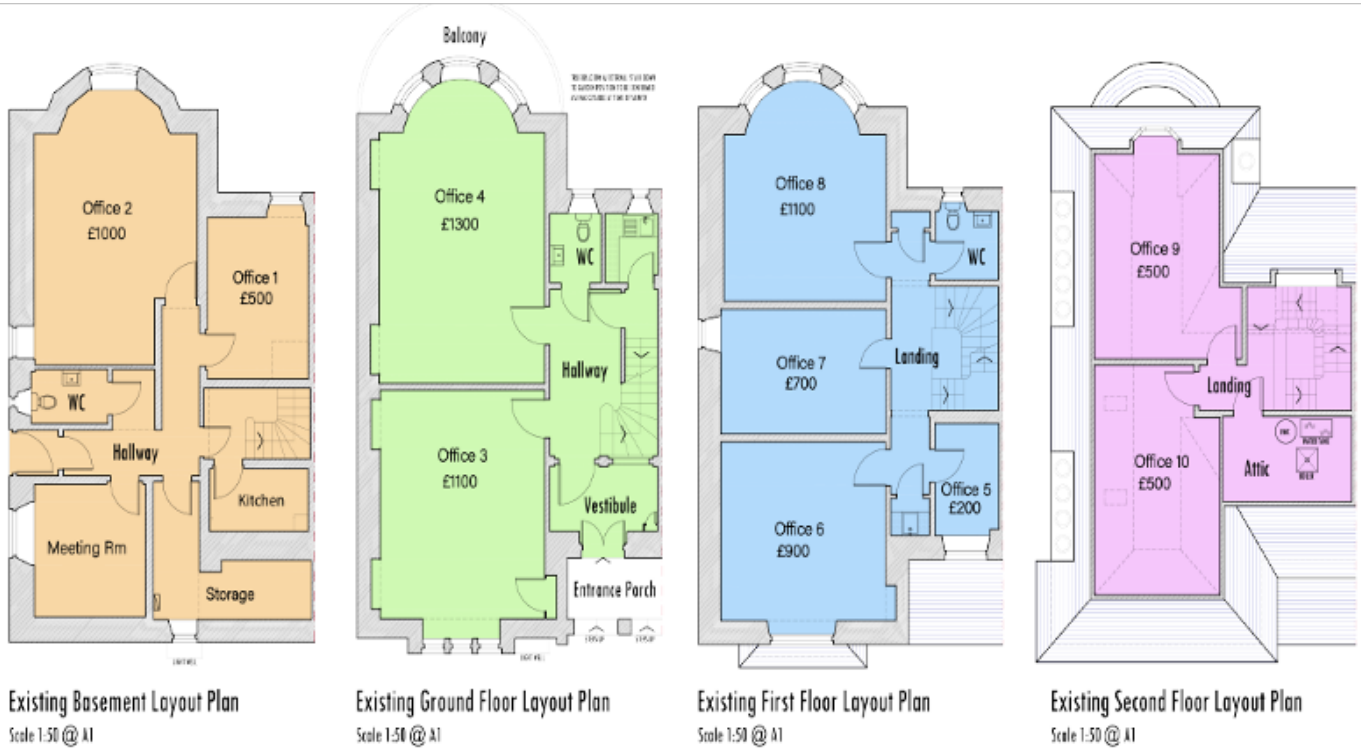
- Comprehensive refurbishment
- High Speed data cabling fitted
- Prominent Location
- Available on a suite by suite basis
- Utilities included

SAVILLS ABERDEEN
37 Albyn Place
Aberdeen, AB10 1YN

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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, bold letter. The logo is set against a yellow square background.



Location

35 Albyn Place is located to the southside of Albyn Place, towards the Queen's cross roundabout, in the heart of Aberdeen's prestigious West end office district. This sought-after location provides the property with desirable business address as well as one of the most prominent settings within the city.

Aberdeen's main commercial thoroughfare, Union Street, lies less than a mile to the East and Anderson Drive (A90) is a similar distance to the West, allowing for easy access to the main trunk road network.

Surrounding occupiers include Azets, Shepherd and Wedderburn, RockRose Energy, Stronachs Solicitors, Bank of Scotland and The Royal bank of Scotland.

Description

35 Albyn Place is an impressive semi-detached granite and slate office building over a lower ground, ground, first and second floors.

The property has recently undergone extensive refurbishment and upgrade to include;

- Full redecoration and new floor coverings
- Full Cat 6 data cabling throughout each suite in the building
- LED lighting
- Heating via a wet system with a new condensing boiler
- Fully refurbished sash and case windows
- New modern w/c's and kitchen / tea preps
- A new door entry system, with intercom points in each room and key fob access allowing for privacy in each suite

Internally, the building provides a mix of open plan and cellular space, which benefits from fantastic natural lighting throughout. There are fully refurbished WCs with high quality sanitary ware.

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Floor Areas

The building was measured on inspection, and the following Net Internal Areas derived;

FLOOR AREA	SQ M	SQ FT
Office 1	12.45	134
Office 2	28.71	309
Office 3	26.85	289
Office 4	35.21	379
Office 5	5.11	55
Office 6	22.58	243
Office 7	14.96	161
Office 8	23.88	257
Office 9	14.31	154
Office 10	14.12	152
TOTAL	198.16	2,133

Quoting Rent

As shown in layout or upon application.

Lease Terms

35 Albyn Place is available on flexible Full Repairing and Insuring lease terms for a negotiable duration. 35 Albyn Place is available on a floor by floor or suite basis. Any medium to long term lease commitment will require to incorporate provision for rent review at regular intervals.

Legal Costs

Legal Costs Each party will be responsible for their own legal expenses. The ingoing tenant will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration dues.

EPC

Rating C

Rating Assessment

The property is entered in to the valuation roll at £44,000 effective of the 1st April 2023.

Contact

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