

**TO LET** PROMINENT REFURBISHED OFFICE SPACE IN A WEST END LOCATION

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# 8 ALFORD PLACE

Aberdeen, AB10 1YB



## Key Highlights

- Fully refurbished and ready for immediate occupation
- West End location, close to Holburn junction
- High level of local amenity in surrounding area
- Dedicated parking to rear of premises
- Floor area 272.2 Sqm (2,930 sqft)

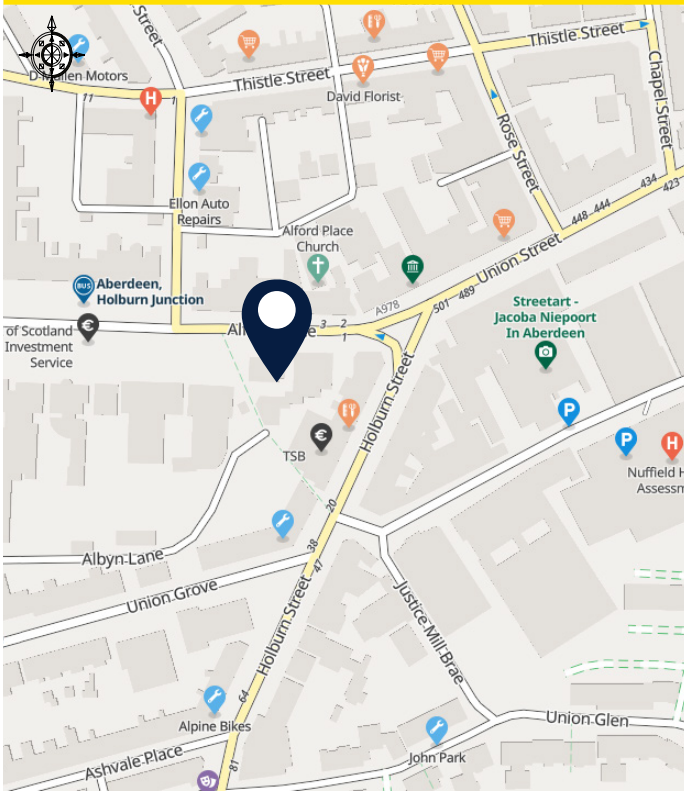
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## Location

8 Alford Place is located in a highly prominent location on the south side of Alford Place, in close proximity to Holburn Junction. Union Street, Aberdeen's principal retail and commercial thoroughfare, is around 200 yards East and so the surrounding area benefits from good levels of amenities due to the central location to include access to various coffee shops, convenience operations and restaurants. The ASPC property shop has relocated to the corner of Holburn Street and Alford Place a short distance from the subjects.

## Description

The subjects comprise of a traditional detached office building of granite and slate construction arranged over lower ground, ground and first floors. The premises are accessed from a central doorway off Alford Place with the ground floor providing a large office area, boardroom, further office area, kitchen facilities and disabled w.c. The first floor provide a further large office with separate meeting rooms and the lower ground floor provides for office accommodation along with associated w.c. and storage areas. The accommodation is generally carpeted throughout, the walls are painted as is the ceiling with lighting through LG7 fitments. Heating is from a gas fired central heating system.

## Contact

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## Car Parking

The property benefits from dedicated car parking accessed from Albyn Lane and can accommodate 6 vehicles.

## Accommodation

FLOOR AREA	SQ FT	SQ M
Lower Ground Floor	899	83.5
Ground Floor	998	92.7
First Floor	1,033	96.0
<b>Total gross internal floor area</b>	<b>2,930</b>	<b>272.2</b>

The property has been measured on a Net Internal Area basis in accordance with the Code of Measurement Practice (6th Edition).

## Rental

£60,000 per annum.

## Lease Terms

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

## Rateable Value

The subjects are currently entered into the Valuation Roll with a Rateable Value of £47,500, with effect from April 1 st 2023. An ingoing occupier will have the opportunity to appeal this figure.

## Energy Performance Certificate

The premises have an Energy Performance Rating of 'C'. Further information and a recommendation report are available to seriously interested parties upon request.

## VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

## Legal Costs

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration due.

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