



To Let
**Fully Refurbished
West End Office
Building with Parking**

228 Sq.m – 307 Sq. m
(2,454 Sq. ft – 3,304 Sq.ft)



8 Albyn Terrace, Aberdeen, AB10 1YP
SAT NAV REF: 57.14328, -2.122718



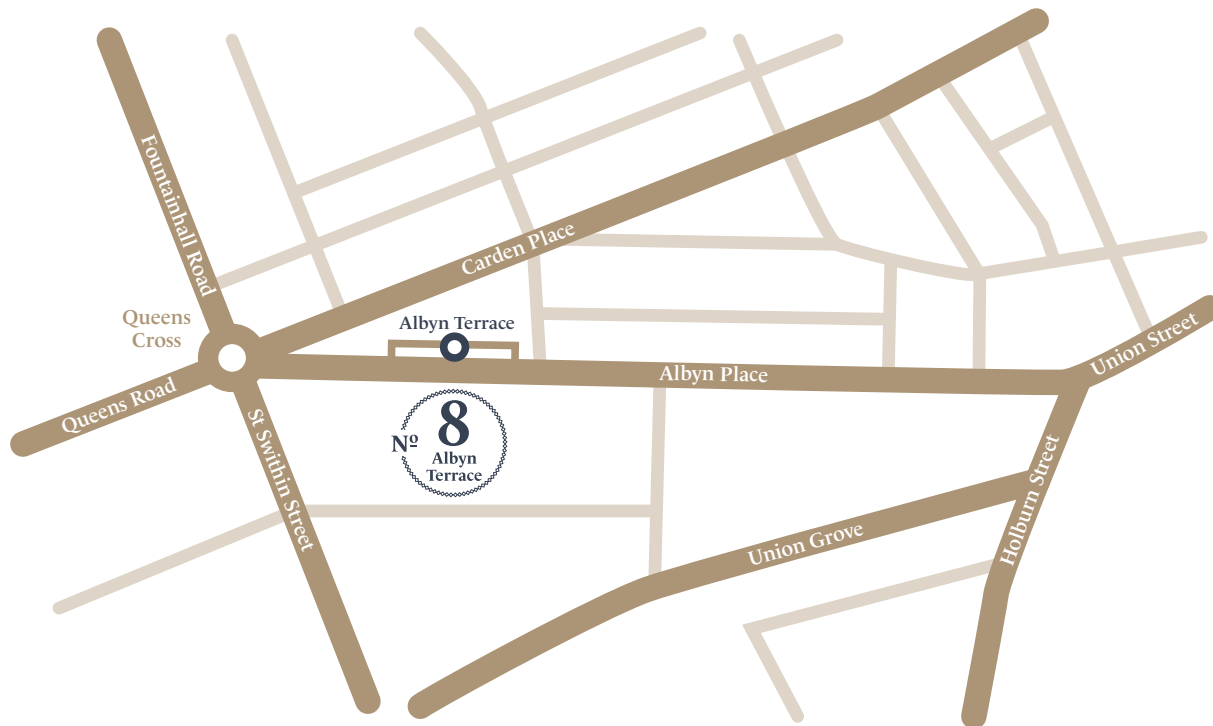
LOCATION

8 Albyn Terrace is situated on Albyn Terrace in the heart of Aberdeen's West End office district. By virtue of its location, the property benefits both from a desirable business address and also from a prominent setting.

Aberdeen's main commercial thoroughfare, Union Street, is less than half a mile to the East and Anderson Drive (A90) is a similar distance to the West therefore ensuring vast provision of local amenity and easy access to the main trunk road network.

Occupiers in the immediate vicinity include Virgin Money, The Royal Bank of Scotland, Bank of Scotland, Azets, Shepherd and Wedderburn and Stronachs Solicitors.

The precise location has been shown on the location plan, which has been provided for indicative purposes only.



DESCRIPTION

8 Albyn Terrace comprises a full, mid terraced granite and slate office building arranged over lower ground, ground and two upper floors.

The property has been comprehensively refurbished in order to provide high specification, modern office accommodation. The space is predominately open plan in nature, and provides ancillary meeting rooms and work/collaboration areas. Authentic period features have been retained and restored and the building has been sympathetically modernised to provide a high quality working environment with a strong focus on energy efficiency and staff wellbeing.

Lower Ground

Open plan office, small meeting room, shower, tea prep, cleaners store, male and female w/c.

Ground Floor

Open plan office, male and female w/c

First Floor

Open plan office, meeting room, tea prep

Second Floor

Open plan office, office, male and female w/c

CAR PARKING

There are 4 demised parking spaces to the front of the building and 6/7 in designated car park at the rear, accessed via Albyn Terrace Lane to the rear.

There is front and rear access from both the ground and the lower ground floors of the building.

FLOOR AREAS

The following approximate net internal floor areas have been calculated;

Floor	Area	sq.m	sq.ft
Lower Ground Floor	Main Office	79	850
Ground Floor	Main Office	66	710
First Floor	Main Office	88	947
Second Floor	Main Office	60	646
	Small Office	14	151
TOTAL		307	3,304



SPECIFICATION

8 Albyn Terrace has been fully refurbished to a high standard to include the following;

- Full redecoration and recarpeting
- New LED lighting throughout
- WiFi provided throughout
- New boiler and all radiators stripped and replaced
- All new mains distribution boards and power distribution via skirting trunking and wall sockets
- High quality male and female toilets (LGF, GF, SF)
- High quality tea preparation areas (LGF, FF)
- Newly installed wireless fire alarm system
- Shower (LGF)
- New external stairs to rear car park from ground and lower ground floors

DATE OF ENTRY

The property is available for immediate occupation.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

LEASE TERMS

8 Albyn Terrace is available on the basis of a new Full Repairing and Insuring lease, for a negotiable lease duration. Any medium to long term lease will require to incorporate periodic rent review.

RENT

Our client is inviting offers in the order of £80,000 per annum exc VAT.

VAT

VAT will be chargeable on all monies due under the lease.

RATING ASSESSMENT

Rateable Value is £53,500, effective from 1 April 2023.

LEGAL COSTS

Each party will bear their own legal expenses incurred in documenting a lease. The incoming occupier will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.



Disclaimer: Savills their clients and any joint agents give notice that:

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October 2023



VIEWING AND FURTHER INFORMATION

Strictly by arrangement through the sole agents;

Dan Smith

Dan.smith@savills.com
01224 971 134

Ben Clark

Ben.clark@savills.com
01224 971 123

