

TO LET
MODERN WEST END OFFICE WITH EXCELLENT PARKING PROVISION



**1 Albert Street, Aberdeen,
AB25 1XX**

- Prestigious West End Location
- Net Internal Area: 191.9 sq. m (2,066 sq. ft)
- 10 car parking spaces located to the rear
- Rent - £26,000 per annum, exc.

LOCATION

The subject property occupies a prime position on the east side of Albert Street, nestled within the prestigious West End of Aberdeen. The subject benefits from great public transport links across the city, with bus and train stations within walking distance. The subject also benefits from being out with the Low Emission Zone.

The property is just a short walk from Union Street, Aberdeen's main commercial thoroughfare. It is therefore in close proximity to a variety of renowned restaurants, bars and cafes. Nearby retail establishments include: The Albyn, Parx Café, No.1 Bar and Grill and Foodstory.

Surrounding corporate occupiers include: Piper Sandler, Winchester Lettings, Milecross and Infinity Partnership.

DESCRIPTION

The subjects comprise an end-terraced office spanning four floors, featuring solid stone walls with external pointing a pitched timber frame slated roof. Internally the subject is clad with insulation. Accessible via Waverley Lane, there is a car park with 10 parking spaces to the rear.

Internally, the office benefits from a mixture of modular and open plan office accommodation. The property has been refurbished to a high standard throughout and benefits from lots of natural light, provided by the large windows. Additionally, amenities include a shower, kitchen and separate male/female toilets.

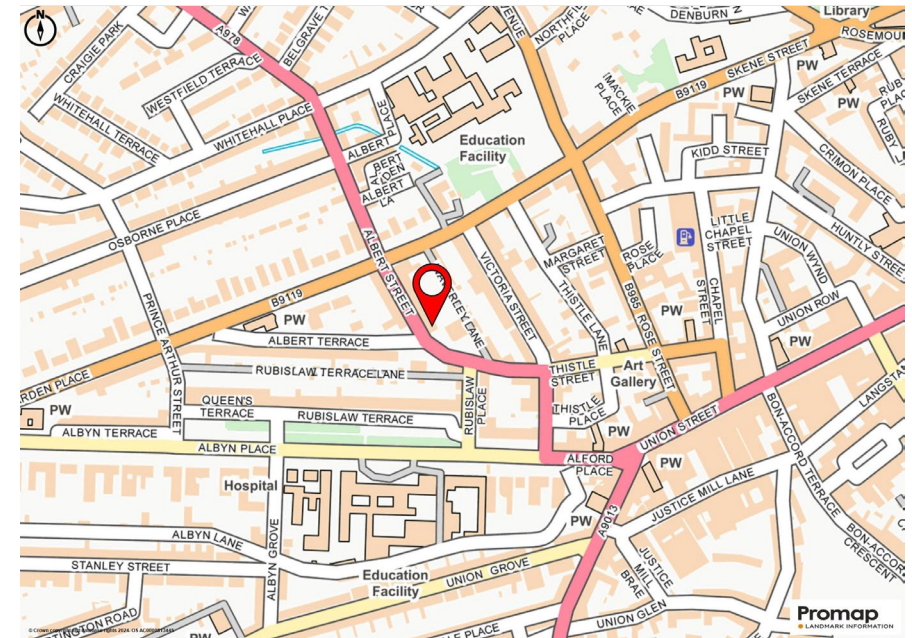
ACCOMMODATION

The subjects have been measured according to the RICS Code of Measuring Practice (6th edition) and extend to the following Net Internal Areas:

ACCOMMODATION	Sq. m.	Sq. ft.
Lower Ground Floor	46.7	503
Ground Floor	51.5	554
First Floor	55.8	601
Second Floor	37.93	408
Total	191.9	2,066

CAR PARKING

The subjects benefit from 10 parking spaces to the rear, accessed from Waverley Lane.





Entrance / Reception



Stairs

RENT

£26,000 per annum, exc.

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated.

RATING

The subjects are currently entered into the Valuation Roll with a Rateable Value of £35,000.

The Uniform Business Rate Poundage for the year 2023/2024 is 49.8 in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current Energy Performance Certificate of C. Further details are available on request.

VAT

No VAT is applicable.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

To arrange a viewing, or for further information, please contact the sole letting agents:

To arrange a viewing please contact:



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: February 2024