



REFURBISHED WEST END OFFICE SUITES
WITH 7 CAR PARKING SPACES

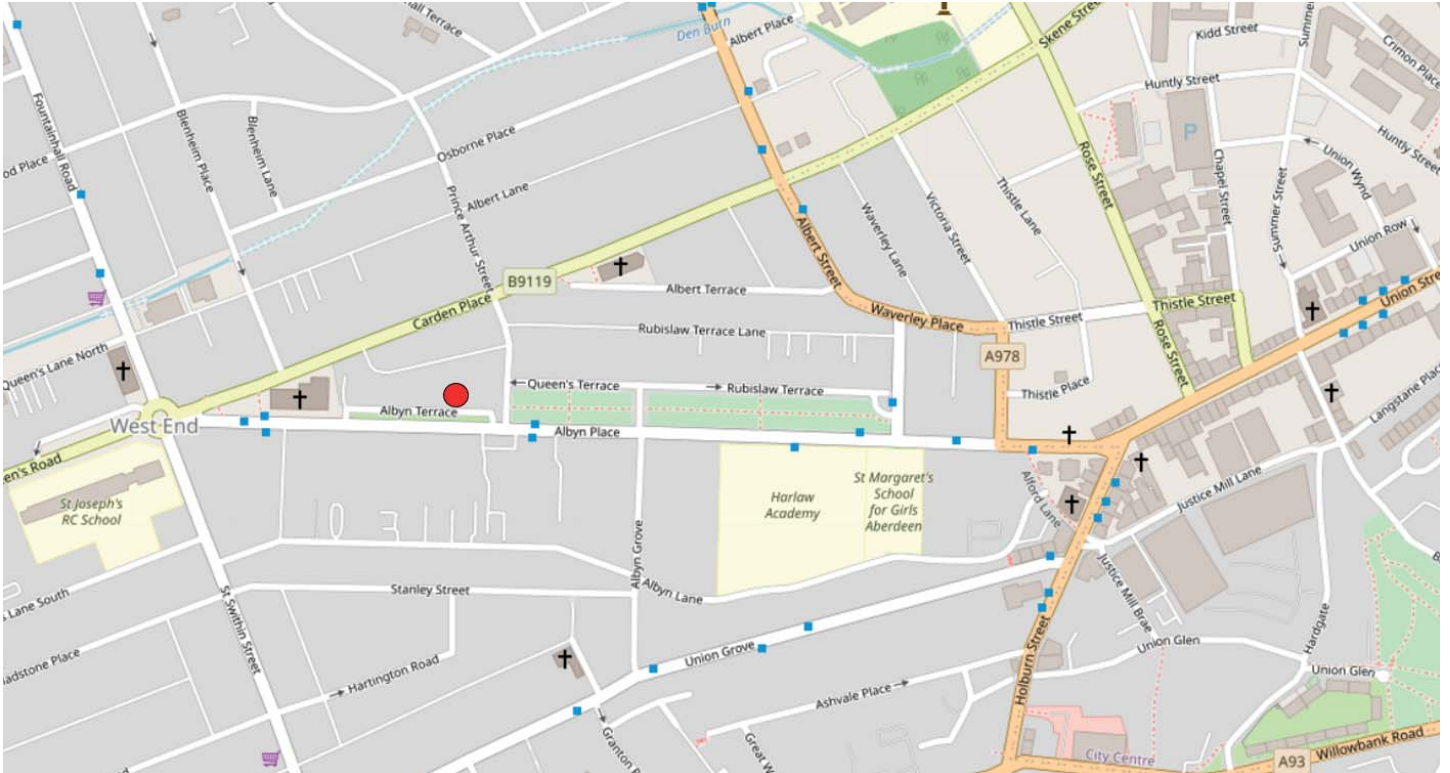


TO LET
5 Albyn Terrace

Aberdeen, AB10 1YP | 122.52 sq.m (1,317 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



REFURBISHED WEST END OFFICE SUITES WITH 7 CAR PARKING SPACES

LOCATION

The subjects are located in the heart of Aberdeen's well established West End office district.

By virtue of its location, the property has excellent access to the main trunk roads both North and South via Anderson Drive (A90).

The West End office district is home to a number of commercial occupiers and include Johnston Carmichael Accountants, Stronachs Solicitors, Global E&C, Mattioli Woods and abrdn. The area also benefits from a number of amenities which include No10 Brasserie, Amuse by Kevin Dalgleish, Cognito at The Cross and a number of other restaurants and delicatessens within a short walk.

The exact location of the subject premises is shown on the plan above, which has been provided for indicative purposes only.

DESCRIPTION

5 Albyn Terrace comprises a mid terraced, town house of traditional granite and slate construction, arranged over lower ground, ground, first, second and attic floors.

The property has been refurbished to a high specification throughout and features a range of cellular office accommodation.

The flooring is of suspended timber overlaid in carpet tiles while the walls and ceilings are of traditional lath and plaster with modern uprighters and ceiling mounted fitments. Throughout the property timber sash and casement glazed units provide a high level of natural daylight.

Toilets along with tea prep facilities can be found on both floors.

Heating is by way of a recently installed wet system and wall mounted radiators.

The property is fully cabled and offers an incoming occupier an IT ready solution.

There is access to the rear car park from the first floor via the external spiral staircase.

FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx net internal areas calculated:-

First Floor	68.55 sq.m	737 sq.ft
Second Floor	53.97 sq.m	580 sq.ft
Total	122.52 sq.m	1,317 sq.ft
Attic Storage	24.6 sq.m	265 sq.ft

CAR PARKING

There are 7 car parking spaces; 5 to the rear of the property and 2 to the front.

RENT

On application.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £23,750.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

The property is offered on a To Let basis on Full Repairing and Insuring terms for a negotiable term. Any term in excess of 5 years will incorporate upward only rent reviews at regular intervals.

EPC

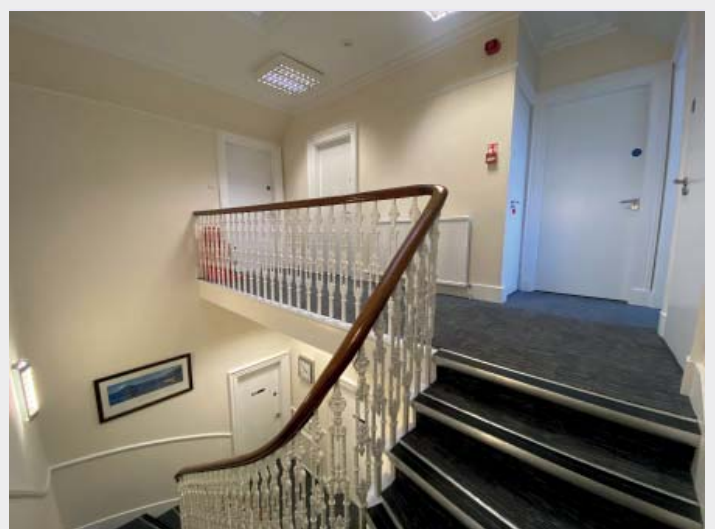
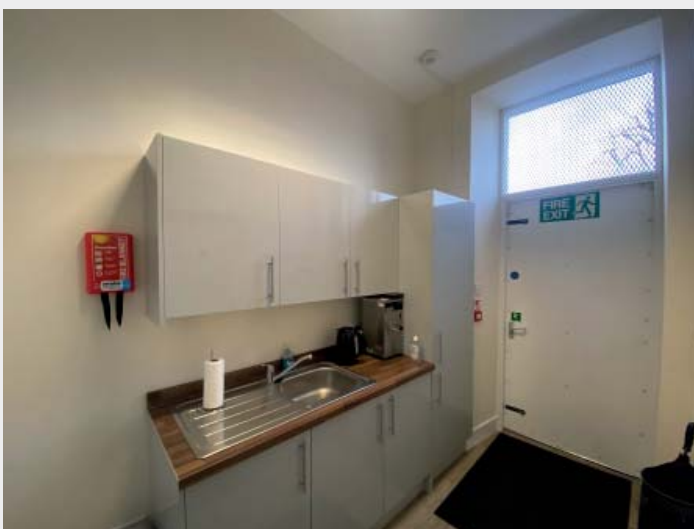
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VAT

Any rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any transactional property tax incurred and registration dues applicable.



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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



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