

WEST END OFFICES WITH PARKING

- > COMPETITIVE RENTAL
- > FLEXIBLE LEASE TERMS
- > SIZE FROM – 45.15 SQM
(486 SQFT)
- > UP TO - 198.34 SQM (2,134
SQFT)
- > 6 CAR PARKING SPACES

TO LET

17 ALBERT STREET, ABERDEEN. AB25 1XX

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West End Office Building with Parking

LOCATION

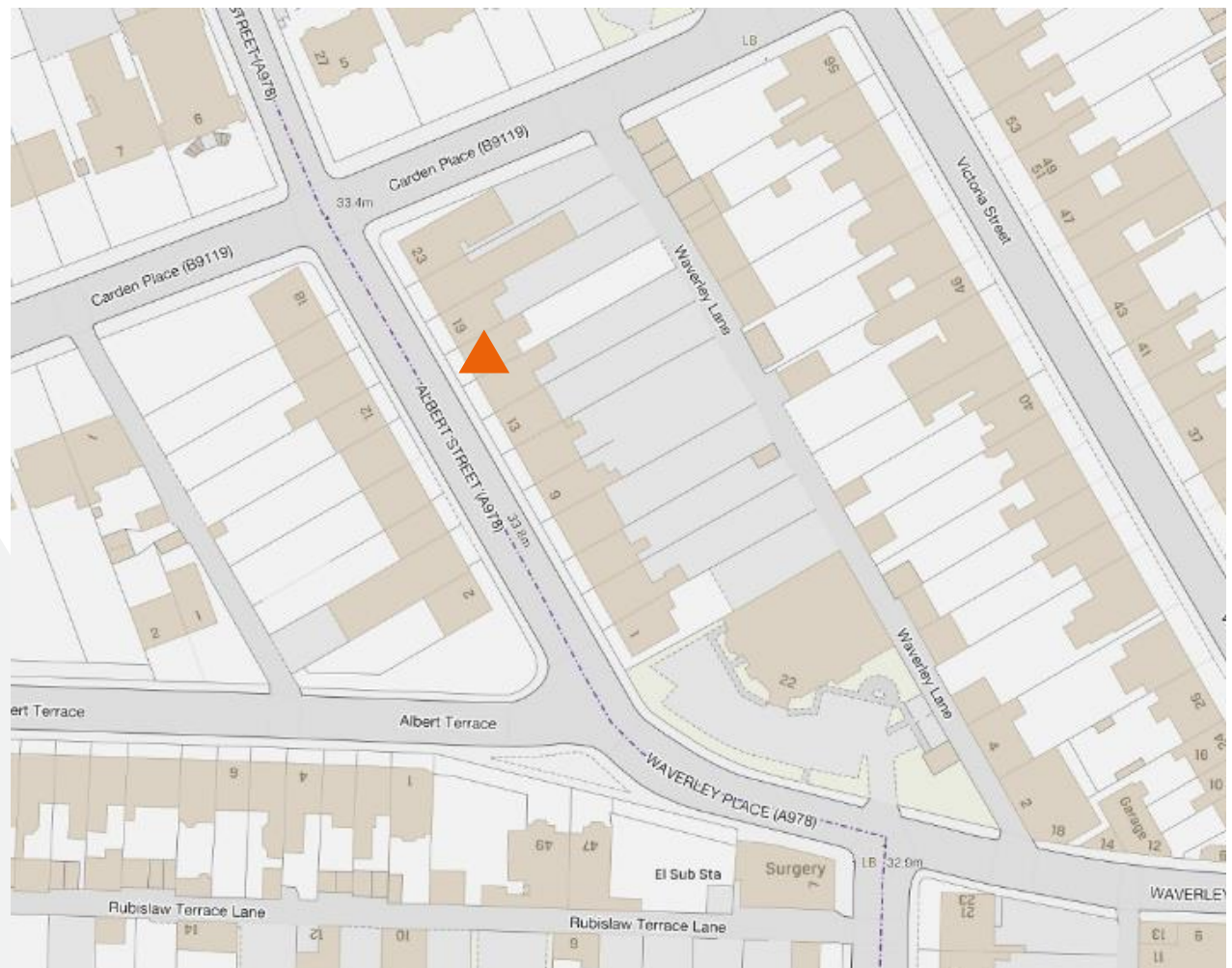
The subjects are located on the east side of Albert Street between its junctions with Waverley Place and Carden Place situated within Aberdeen's prime West End office area. The property is well located to provide easy access to Union Street, Aberdeen's principal retail and commercial thoroughfare. In addition, the City's inner ring road system is easily accessible via Anderson Drive to the west.

DESCRIPTION

The premises are arranged over lower ground, ground, first and top floors of a traditional, mid terraced building of granite and slate construction. The accommodation been carpeted throughout with the walls being papered and painted. Lighting is provided predominately by fluorescent light fittings and a gas central heating system has been installed. Kitchen and w.c. facilities are also present within the building.

CAR PARKING

There are 6 parking spaces associated with the building.



ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
Lower Ground Floor	49.45	532
Ground Floor	45.15	486
First Floor	54.30	584
Top Floor	49.44	532
Total	198.34	2,134

The above areas have been calculated on a Net Internal Floor Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL

Upon application.

LEASE TERMS

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

RATING

The subjects are currently entered into the Valuation Roll as follows:

Area	Rateable Value
Lower Ground Floor	£10,250
Ground Floor (part)	£4,000
Ground Floor (part)	£6,600
First and Top Floor	£22,750
Car Parking	£750 per space

Rates Relief will be available to qualifying tenants through fresh start relief with further information available upon request.

An ingoing occupier will have the opportunity to appeal these rateable values.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of D.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

VIDEO TOUR

Click [here](#) for a video tour of the property

ENTRY

Immediate entry is available

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 dues, etc.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

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