



VIDEO  
TOUR  
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## WEST END OFFICES WITH PARKING

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

TO LET / MAY SELL

**17 ALBERT STREET, ABERDEEN. AB25 1XX**

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### LOCATION

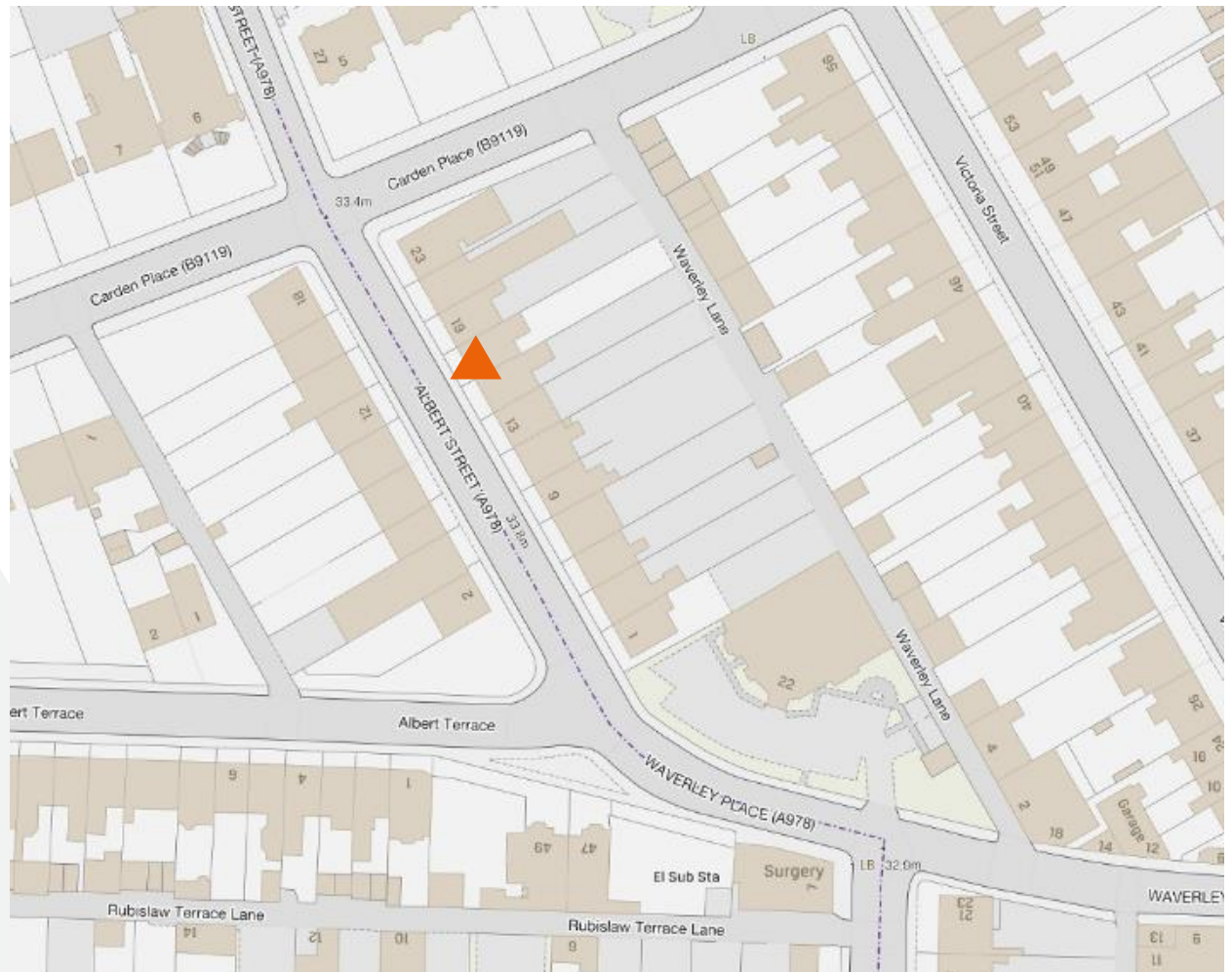
The subjects are located on the east side of Albert Street between its junctions with Waverley Place and Carden Place situated within Aberdeen's prime West End office area. The property is well located to provide easy access to Union Street, Aberdeen's principal retail and commercial thoroughfare. In 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**

|                    | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Lower Ground Floor | 49.45          | 532             |
| Ground Floor       | 45.15          | 486             |
| First Floor        | 54.30          | 584             |
| Top Floor          | 49.44          | 532             |
| <b>Total</b>       | <b>198.34</b>  | <b>2,134</b>    |

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

**RENTAL**

£15 psqft is sought.

**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 |
|---------------------|----------------|
| Basement            | £7,000         |
| Ground Floor (part) | £4,400         |
| Ground Floor (part) | £2,700         |
| First and Top Floor | £15,500        |
| Car Parking         | £550 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.

**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:

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