

TO LET

OFFICE PREMISES

- > FLEXIBLE OFFICE ACCOMMODATION
- > OPEN PLAN SPACE WITHIN TRADITIONAL LOCATION
- > NEWLY REFURBISHED TO A HIGH STANDARD
- > AVAILABLE IN PART OR WHOLE
- > POTENTIAL FOR ALTERNATIVE USES

2A-8 ALBYN PLACE ABERDEEN AB10 1YH

Fully refurbished premium office premises, available in part or whole, located within Aberdeen's West End district.

2A-8 Albyn Place commands a high profile prime location within the city's main office district.

LOCATION:

The opportunity is located on the north side of Albyn Place between its junctions with Rubislaw Place and Victoria Street within the West End office area.

The premises are close to Holburn Junction and Union Street, the City's main commercial thoroughfare, resulting in access to excellent local amenities which include Starbucks, Tesco Express, Sainsburys and numerous restaurant operations.

DESCRIPTION:

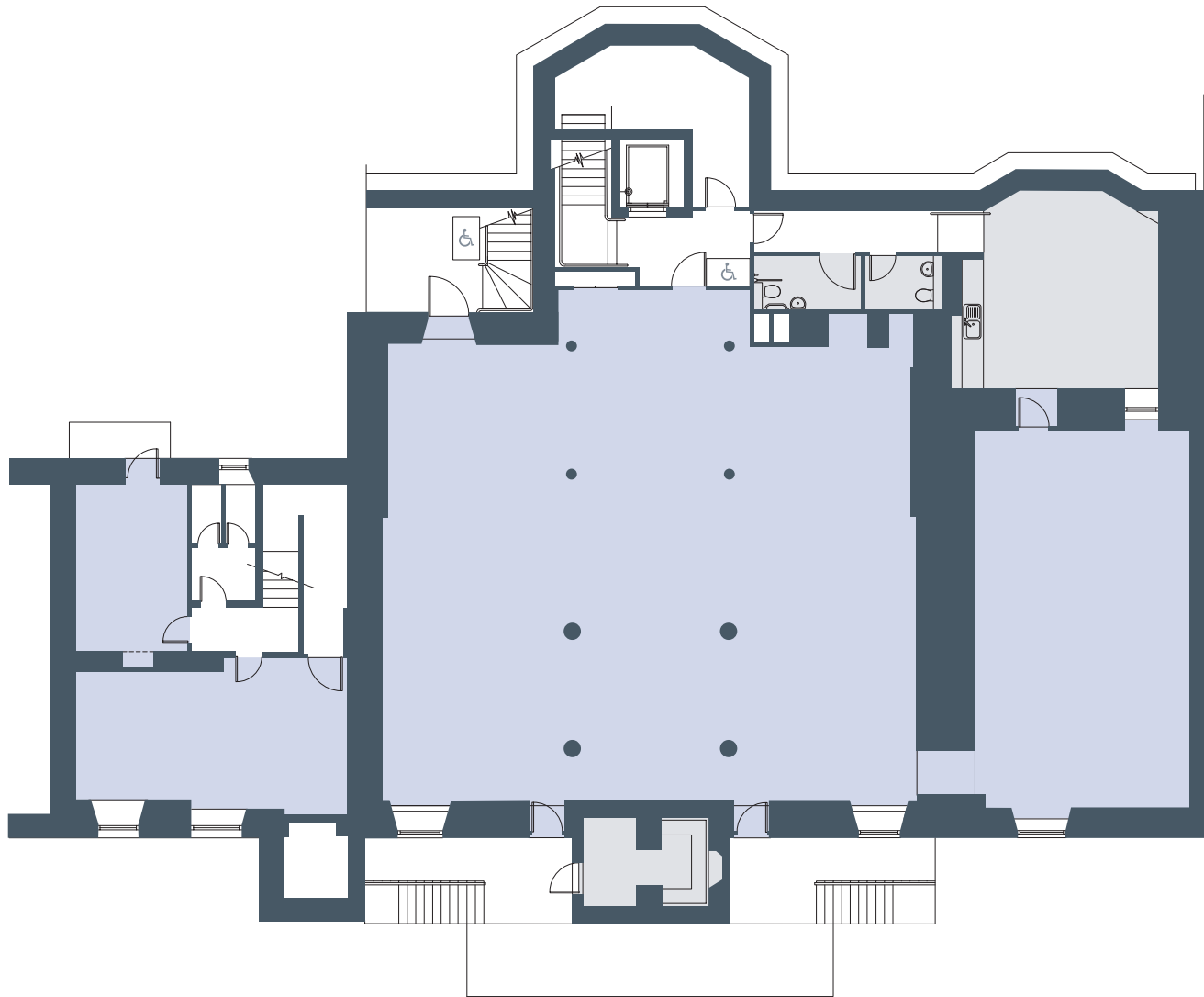
The subjects comprise of traditional townhouse office accommodation of granite and slate construction arranged over lower ground, ground, first and top floors. The accommodation provides a good mix of mainly open plan floor plates with traditional cellular space in part. The premises benefit from an attractive reception area with w.c. and kitchen areas throughout the building. The property is also served by a passenger lift accessing all levels.

The premises are finished to a modern specification to include the following:

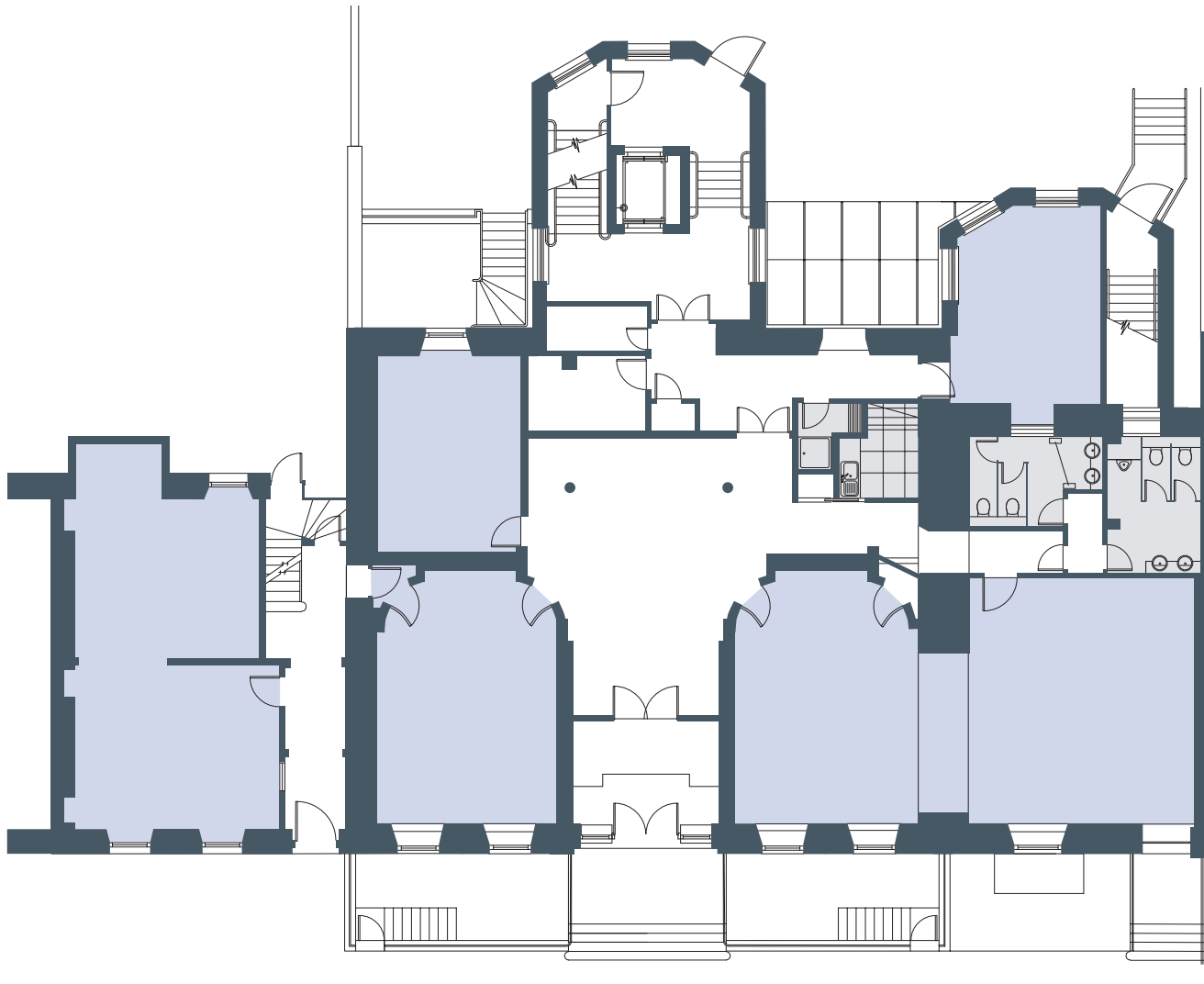
- > Comfort cooling and heating
- > LED lighting
- > Modern windows throughout
- > Fully recarpeted
- > Newly decorated

ACCOMMODATION	m ²	ft ²
2A-6 ALBYN PLACE		
Lower Ground Floor	288.0	3,100
Ground Floor	222.9	2,399
First Floor	253.3	2,726
Second Floor	187.8	2,022
Storage	17.9	192
Sub Total	969.9	10,439
8 ALBYN PLACE		
Lower Ground Floor	43.8	471
Ground Floor	52.9	569
First Floor	49.7	535
Second Floor	41.4	446
Sub Total	187.8	2,021
TOTAL	1,157.7	12,460

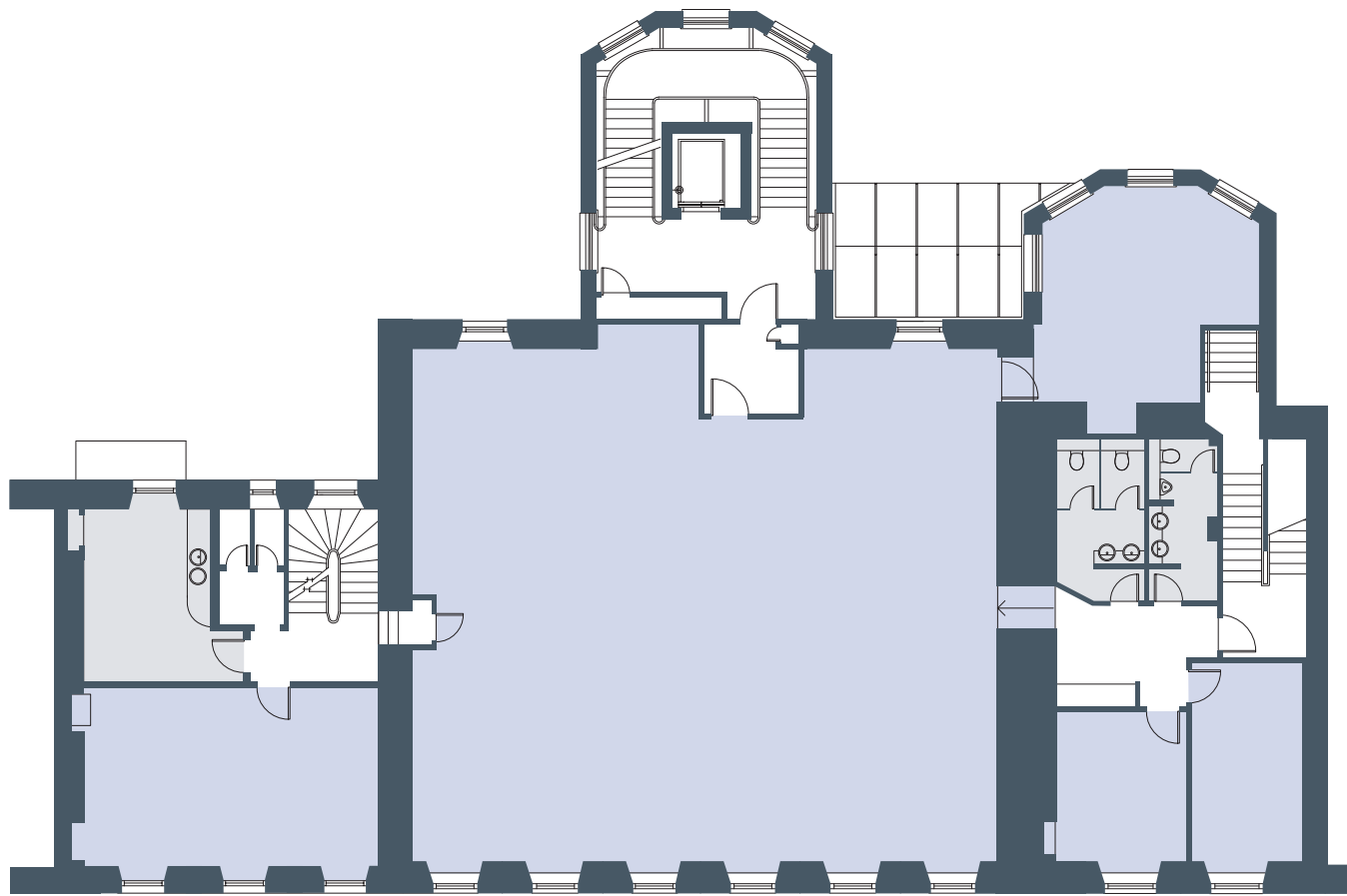
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



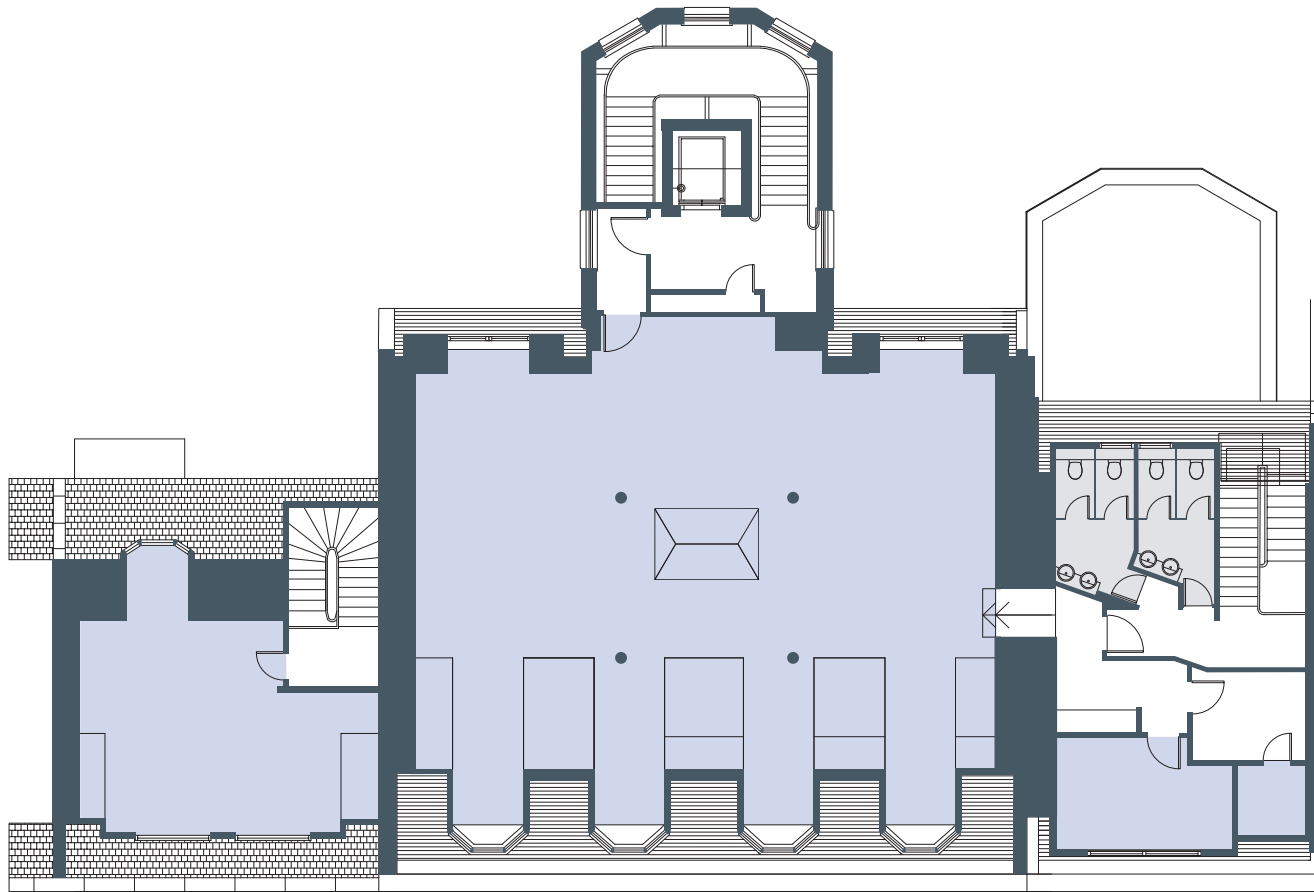
Basement Floor



Ground Floor



First Floor



Second Floor

AVAILABLE SUITES

Sub-division of the floor areas noted will be considered with further information available upon request.

CAR PARKING

A total of 39 car parking spaces are associated with the building to the front and rear.

RENTAL

Upon application.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable duration.

RATING

The subjects are currently entered into the valuation roll at a rateable value of £306,000.

The subjects will require to be reassessed upon entry and further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating:

4-6 Albyn Place – D

8 Albyn Place – D

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

SERVICE CHARGE

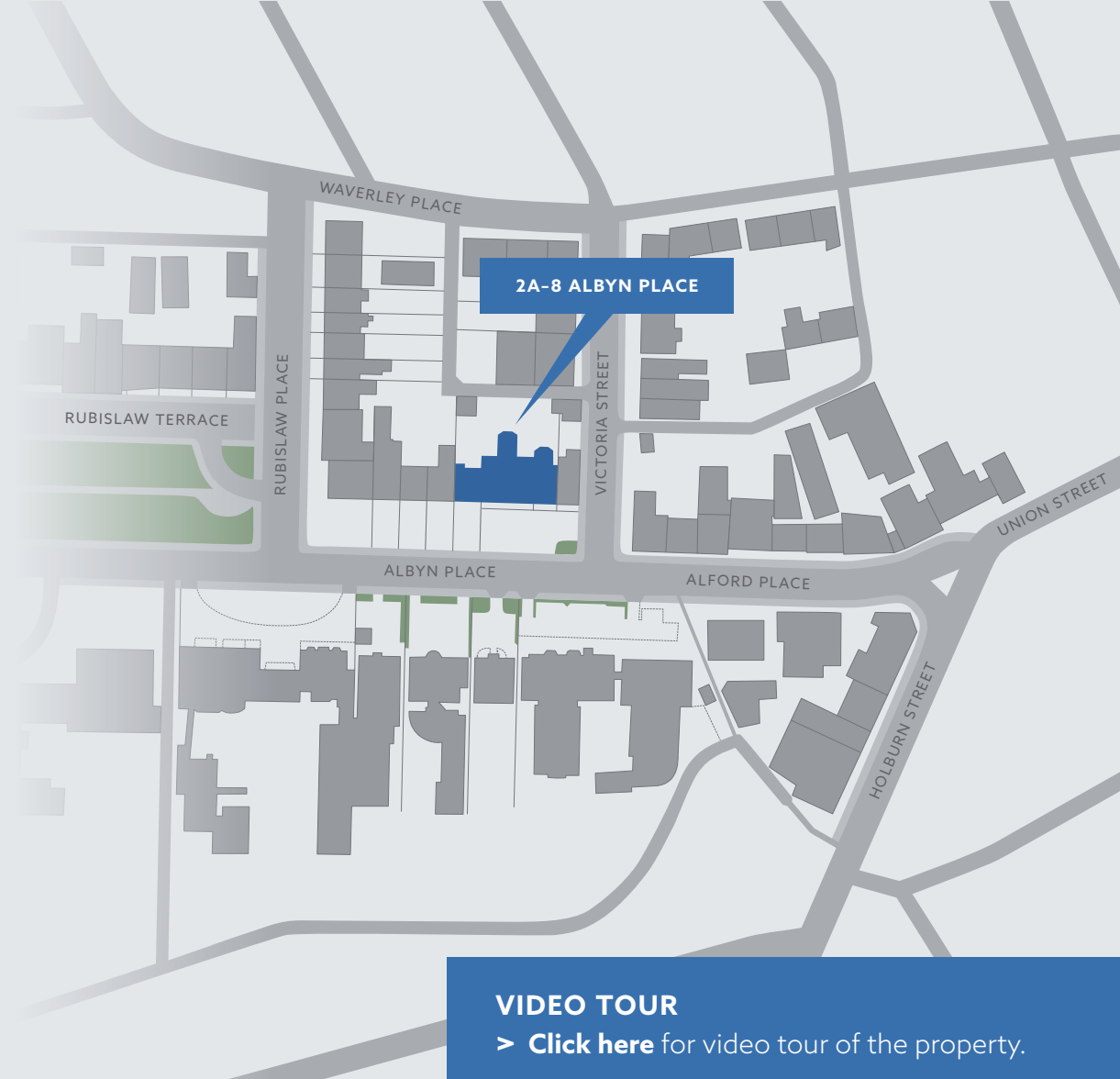
A service charge for the upkeep and maintenance of the common areas of the building.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.



VIDEO TOUR

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



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

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www.shepherd.co.uk

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