

OFFICE PREMISES

- > OPEN PLAN LAYOUT
- > FULLY FITTED AND READY TO OCCUPY
- > POTENTIAL FOR FURTHER SPACE WITHIN BUILDING
- > SIZE – 192.71 SQM (2,074 SQFT)
- > 6 CAR PARKING SPACES

TO LET

1 ALBYN PLACE, ABERDEEN, AB10 1BR

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Open Plan, Furnished Office Accommodation Within Premier Location In The West End

LOCATION

The opportunity is located on the south side of Albyn Place close to Holburn Junction. The building occupies a high profile, prime location within the West End office area with easy access to all local amenity due to the excellent location that the subjects occupy.

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

DESCRIPTION

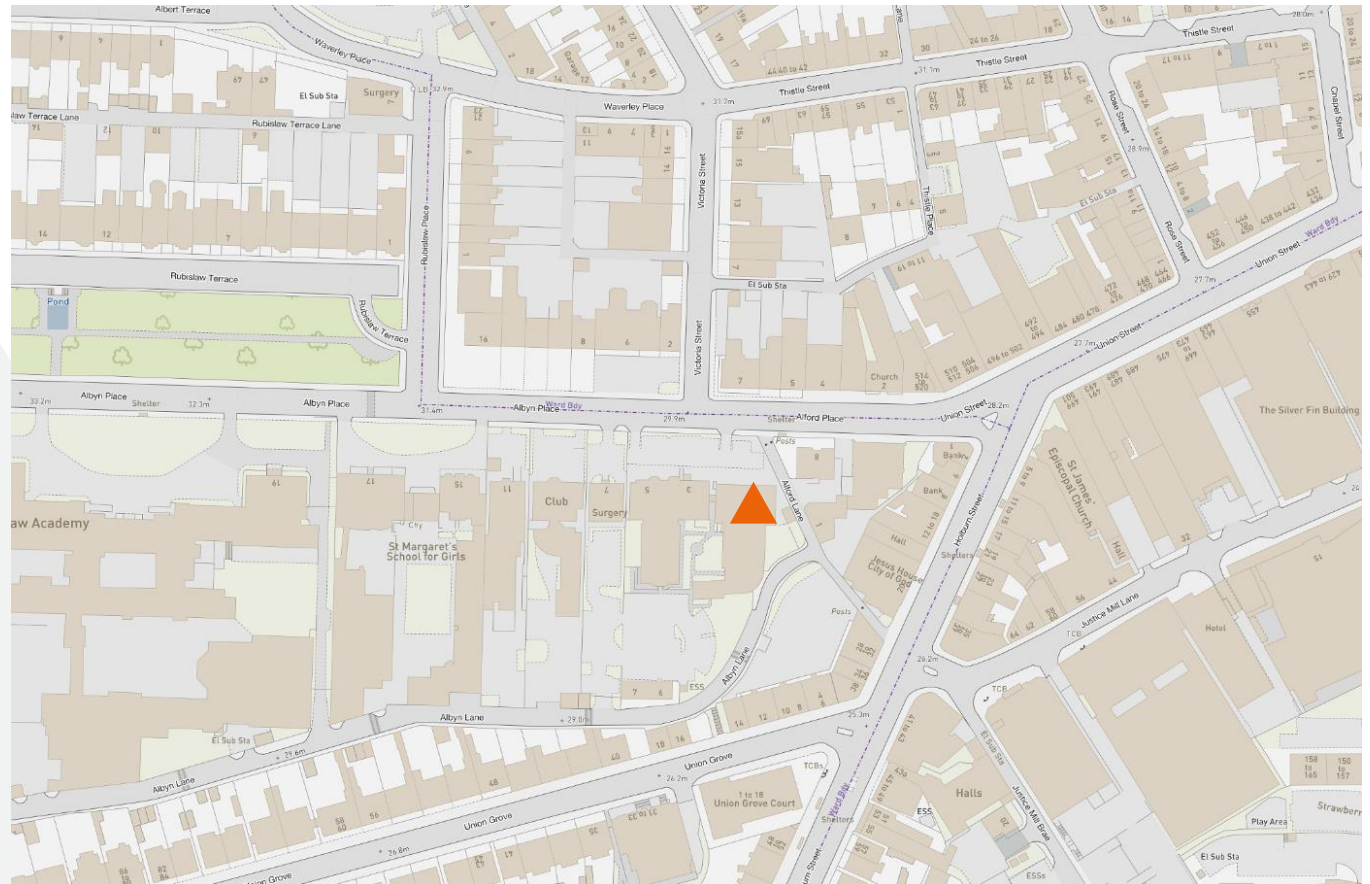
The subjects comprise of the top floor of a statement building of traditional granite and slate construction. Access to the development is from electronic gates and intercom system with a secure barrier system to the rear car park. The building is accessed from a secure door system at ground level leading to a large reception area.

The accommodation can be accessed from both a common stairwell or lift and benefits from dedicated w.c. facilities off the office area.

The building was recently upgraded with the suite benefitting from LED lighting, heating and cooling from an air conditioning system, new carpeting and various private offices being installed.

FURNITURE

The accommodation is currently fitted out for office use and furniture would be available to ingoing occupiers







ACCOMMODATION	m ²	ft ²
Top Floor	192.71	2,074

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

CAR PARKING

6 car parking spaces are associated with the suite.

ADDITIONAL ACCOMMODATION

Further accommodation could be made available within the premises if required to include additional meeting space

RENTAL

An All inclusive rental can be offered to include rent, rates, maintenance and furniture can be offered with further information available upon request.

LEASE TERMS

The subjects are available on a sub lease of negotiable duration.

RATING

The subjects are currently entered into the valuation roll as part of a larger entity and therefore will require to be reassessed upon entry with further information is available upon request

SERVICE CHARGE

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

VIDEO TOUR

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

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 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.

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

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