



SELF CONTAINED LOWER GROUND FLOOR OFFICE SUITE IN THE HEART
OF ABERDEEN'S WEST END



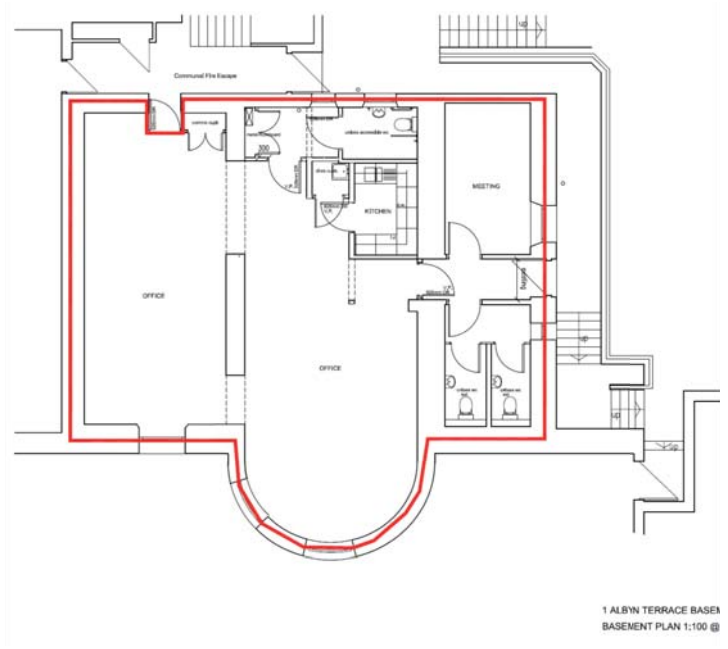
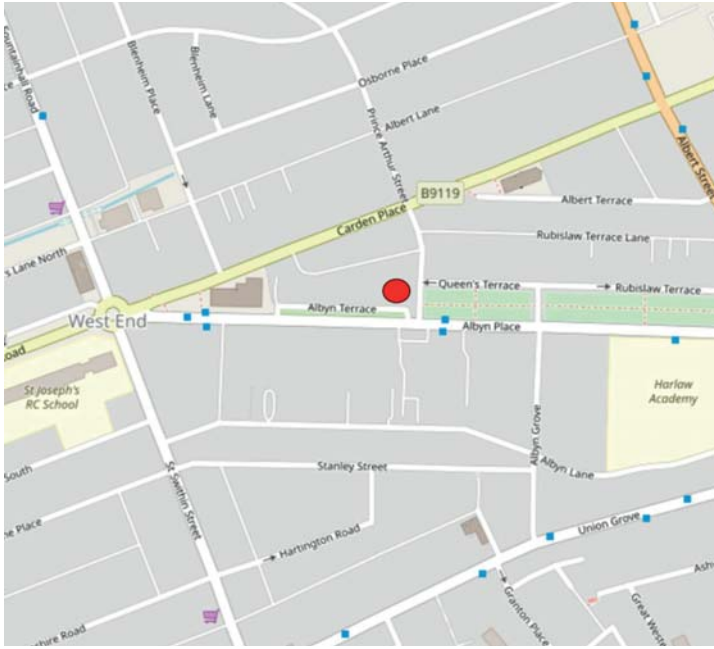
TO LET

1-3 Albyn Terrace

Aberdeen, AB10 1YP | 101.97 sq.m (1,097 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The subjects are located within the heart of Aberdeen's West End office district on the north side of Albyn Terrace, at the junction of Prince Arthur Street. The property is located adjacent to Albyn Place, being a short walk from Holburn Street, Union Street and Queen's Cross. The building is multi-tenanted and tenants include a number of professional firms. Commercial occupiers nearby include Aberdeen Standard, Mattioli Woods, Johnston Carmichael and Stronachs.

DESCRIPTION

The property comprises an end terraced four storey town house of traditional construction under a pitched and slated roof. The Lower Ground Floor suite is accessed by way of a self contained door leading from the car parking area. Whilst there is no designated parking, 2 garages can be made available upon request. Internally, the accommodation has been fully refurbished and offers:-

- Two open plan office areas
- Meeting room
- Staff facilities (WC's and kitchen area)
- Large timber sash and case windows
- Intruder alarm and intercom system

PROPERTY DETAILS

| | | |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Rent | On application | |
| Rateable Value | £23,000 | |
| Rates Detail | Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. | |
| Lease Terms | Flexible lease terms available. | |
| Service Charge | Service charge applies for the management of the common areas. | |
| EPC | E66 | |
| VAT | Any rent quoted is exclusive of VAT which may be applicable. | |
| Legal Costs | Each party will be responsible for their own legal costs incurred. | |
| Floor Areas | The property has been measured in accordance with International Property Measurement Standards: IPMS 3 - Offices | |
| Lower Ground Floor | 101.97sq.m | 1,097 sq.ft |
| Limited Use Area | 2.91 sq.m | 31 sq.ft |

VIEWING & OFFERS

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

GRAEME NISBET

t. 01224 59732
e. graeme.nisbet@fgburnett.co.uk

JONATHAN NESBITT

t. 01224 597531
e. jonathan.nesbitt@fgburnett.co.uk

FGBURNETT.CO.UK