

OF ABERDEEN'S WEST END



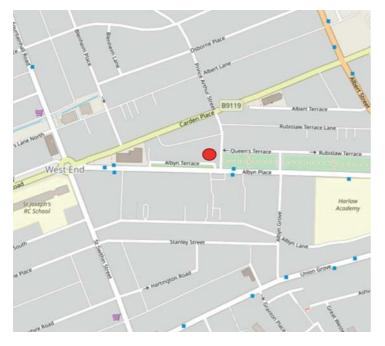


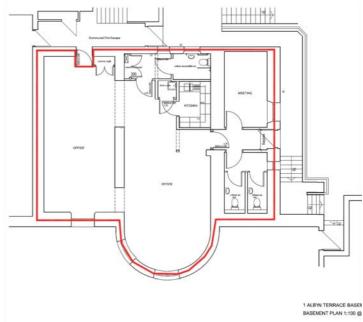
TO LET

1-3 Albyn Terrace Aberdeen, AB10 1YP | 101.97 sq.m (1,097 sq.ft)



1-3 ALBYN TERRACE ABERDEEN, AB10 1YP





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 propery 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.

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