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25 Albyn Place, ABERDEEN AB10 1YL

## TO LET WEST END OFFICES WITH PARKING



**9-13 ALBERT STREET  
ABERDEEN  
AB25 1XX**

To arrange a viewing or for further information, please contact:

Floor Area:  
**652 sq m (7,014 sq ft)**

Contact:  
**Arron Finnie**

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**Location:**

The subjects are located on the east side of Albert Street, between the junctions with Waverley Place and Carden Terrace, within Aberdeen’s recognised West End office district. The subjects lie to the west of Union Street, the City’s main commercial thoroughfare.

The West End is popular with financial and professional firms and smaller oil and gas related companies. Neighbouring occupiers include; Russell Gibson Financial Management, Esson Properties, William Talbot & Partners, Flextech Engineering Ltd and Aqualis Offshore (UK) Ltd.

The exact location of the property is shown on the street plan adjacent.

**Description:**

The subjects comprise mid-terraced 2 storey, attic and basement former townhouses of traditional granite and pitched slate roof construction, with dormer projections at attic level to front and rear.

Internally, the property provides a series of inter-connected individual office rooms on all floors, together with ancillary staff areas, toilets and storage accommodation.

Car parking for approximately 30 vehicles is available within two separate areas to the rear of the property, accessed directly from Waverley Lane.

**Accommodation:**

The subjects comprise the following net internal areas as measured in accordance with The RICS Code of Measurement Practice (6th Edition):

<b>Basement</b>	157 sq m	1,693 sq ft
<b>Ground Floor</b>	175 sq m	1,879 sq ft
<b>First Floor</b>	195 sq m	2,097 sq ft
<b>Attic</b>	125 sq m	1,345 sq ft
<b>Total</b>	<b>652 sq m</b>	<b>7,014 sq ft</b>

**Rateable Value:**

The premises are currently entered in the Valuation Roll with a Rateable Value of £169,000 effective from 1 April 2017. If the premises are to be leased on a floor by floor or building by building basis, they will require to be re-assessed upon entry.



**Lease Terms:**

The subjects are available on Full Repairing and Insuring (FRI) lease terms for a negotiable period, subject to standard covenant checks.

**Rent:**

Upon application.

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of D.

A copy of the EPC and Recommendation Report can be provided upon request.

**VAT:**

All monies due under the lease will be VAT chargeable at the standard rate.

**Legal Costs:**

In the normal manner, the incoming tenant may be responsible for the landlord’s reasonable legal expenses, including LBTT and Registration Dues.

**Viewing & Further Information:**

To arrange a viewing or for further information, please contact:

Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL

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