



- **FLOOR AREA: 220.71 SQ.M (2,375 SQ.FT)**
- **10 PARKING SPACES**
- **RENTAL: £50,000 PER ANNUM**

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION:

The property is located on the east side of Albert Street in the heart of Aberdeen's West End office district approximately one mile west of the City Centre. The subjects are located only a short distance from Union Street, Aberdeen's prime retail thoroughfare. North Anderson Drive, which forms part of the inner ring road system is approximately one mile to the west providing access to all routes to the north, south and west of the city.

The Ordnance Survey extract overleaf is for identification purposes only.

#### DESCRIPTION:

The property comprises a traditional granite terrace building arranged over lower ground and three upper floors under a pitched and slated roof incorporating dormer windows to the front and rear.

Internally, the subjects provide cellular office accommodation along with kitchen facilities on the lower ground floor and male and female W.C. facilities at ground floor level. The subjects are carpeted throughout with the walls being papered and painted with lighting provided by Category 2 light fitting. A gas fired central heating system has been installed.

#### CAR PARKING:

The subjects benefit from a large carpark to the rear providing 10 car parking spaces.



#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Lower Ground Floor	60.03	646
Ground Floor	47.78	514
First Floor	66.13	712
Second Floor	46.77	503
<b>Total</b>	<b>220.71</b>	<b>2,375</b>

The foregoing areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.

#### SUB DIVISION:

Our client will consider letting the subjects on a floor by floor basis with further details available upon request.

#### RENTAL:

£50,000 per annum is sought.

#### LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease of negotiable duration.

#### VAT:

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

#### RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £60,000. This figure is currently under appeal.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of D.

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



#### 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.

#### VIEWING:

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

**Shepherd Chartered Surveyors**

**35 Queens Road**

**Aberdeen**

**AB15 4ZN**

**Publication Date: April 2018**

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