

To Let

Prominent West End Office with Parking

42 Albyn Place, Aberdeen, AB10 1YN



- Highly prominent West End location
- Self Contained building
- Flexible lease terms
- 215.9 sq.m (2,324 sq.ft)

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Location

42 Albyn Place is situated on the south side of Albyn Place at Queen's Cross roundabout and in the heart of the West End of Aberdeen. By virtue of its location, the property benefits both from a highly desirable business address and also from one of the most prominent settings in the prime West End office district.

Located less than a mile from the City Centre, as well as the A90 Anderson Drive, the City's main arterial route, the building benefits from a vast array of local amenity and easy access to the main trunk road network. The precise location is shown on the plan above which has been provided for indicative purposes only.

Description

The building comprises an impressive detached granite and slate building arranged over lower ground, ground and first floors. The property is due to undergo a programme of refurbishment which, when complete, will offer a modern, well appointed working environment. Car parking is provided to the front of the building with space for approximately 7 vehicles.

The yard is a mixture of concrete and tarmac surfacing and provides space for car parking and open storage. Additional car parking can be made available by further negotiations.

Floor Areas

Ground Floor	115.0 sq.m	1,238 sq.ft
Lower Ground	86.9 sq.m	935 sq.ft
Kitchen	3.1 sq.m	33 sq.ft
Stores	11.0 sq.m	118 sq.ft
Total	216 sq.m	2,324 sq.ft

The Net Internal Areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

EPC Rating

A copy of the Energy Performance Certificate and Recommendation Report can be issued on request.

Lease Terms

Flexile lease terms are available for a negotiable duration. Long term leases will require to include upwards only rent reviews at regular intervals.

Rent

On Application

Rateable Value

The property is currently contained in the Valuation Roll with a Rateable Value of £42,000, effective from 1st April 2010.

VAT

VAT may be applicable on sums due under the lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting a lease. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewing & Offers

Strictly by arrangement with the joint letting agents, to whom all offers should be submitted in Scottish legal form.

Contacts

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