

To Let

Mid-Terraced Townhouse Office with Generous Car Parking

13 Albyn Terrace, Aberdeen, AB10 1YP

- ◆ 282.41 sq. m (3,040 sq. ft.) approx.
- ◆ Located within the prestigious west end office district.
- ◆ Mixture of open plan and cellular office accommodation.
- ◆ High quality specification

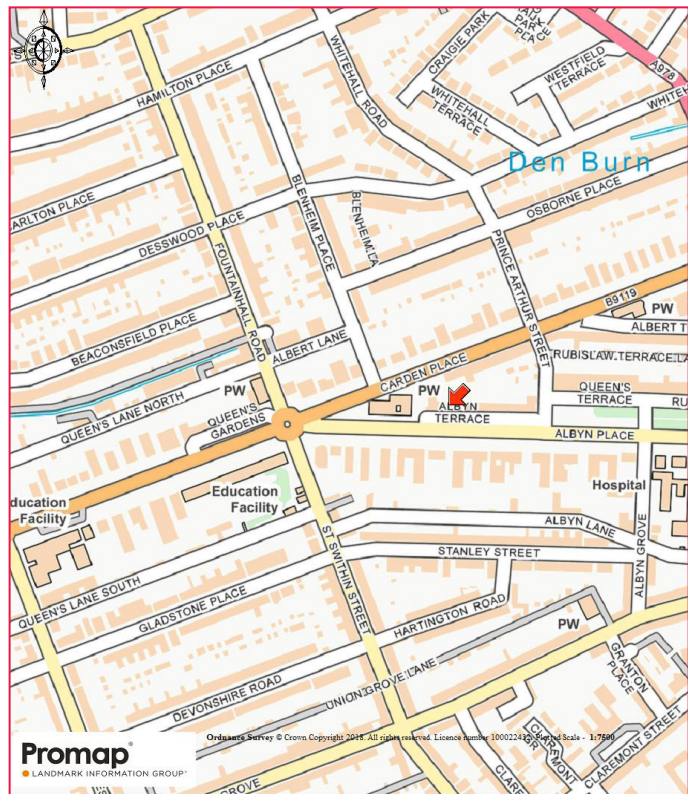


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4 Albert Street, Aberdeen AB25 1XQ

The precise position is shown on the plan below.



The subjects benefit from eight designated car parking spaces with four spaces situated at the front of the building and a further four located in the rear car park, accessed via Albryn Terrace Lane, providing a generous car parking ratio of one space to 380 sq. ft.

We calculate the approximate floor areas of the premises to be as follows:

	Sq.m.	Sq. Ft.
Lower Ground Floor	67.55	727
Ground Floor	70.60	760
First Floor	83.26	896
Second Floor	61.00	657
Total	282.41	3,040

There is additional attic storage space, which is accessed via a fixed stair from the second floor level extending to 25.41 sq. m (274 sq. ft). The above areas have been calculated in accordance with the RICS International Property Measurement Standards (IPMS) 3.

Our client's preference is to lease the building in its entirety, however, consideration may be given to splitting the accommodation.

Competitive rental package on offer. Further details upon request.

The subjects are currently entered into the valuation roll as follows: -
Rateable Value £71,000, subject to a current appeal.

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax and registration dues, if applicable.

All prices quoted in the Schedule are exclusive of VAT.

By arrangement, subject to conclusion of legal formalities.

The subjects have an EPC Rating of "D". Full documentation is available upon request.

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in the Scottish Legal Form.

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