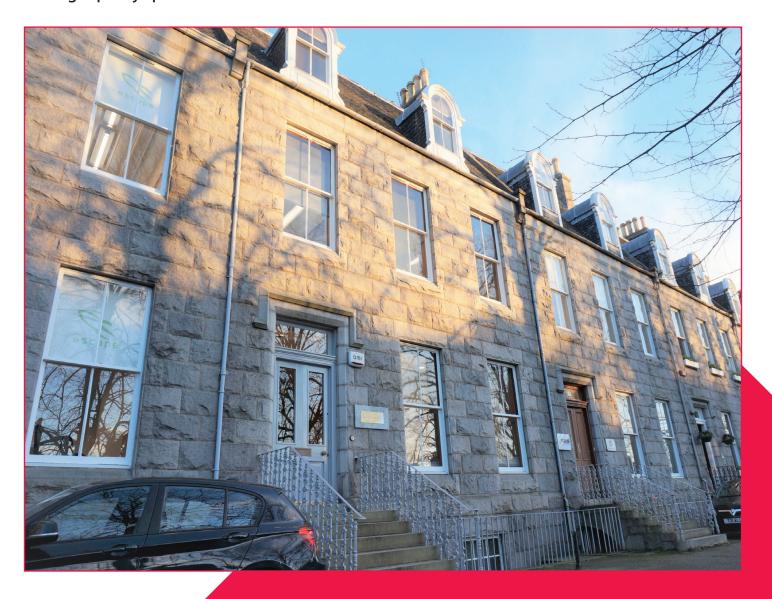
To Let



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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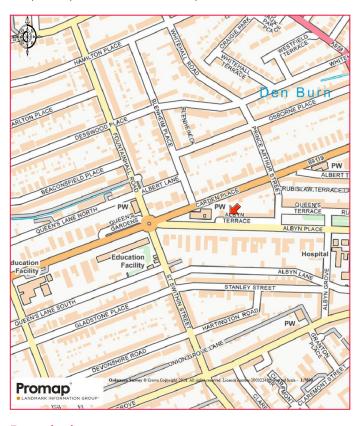


Location

The subjects are located within the heart of Aberdeen's prestigious West End office district. Union Street, Aberdeen's main commercial thoroughfare, with all its amenities, is only a short walk away.

Occupiers within the vicinity include KPMG, Thorpe Molloy, Johnston Carmichael and The Royal Bank of Scotland.

The precise position is shown on the plan below.



Description

The premises comprise a Grade B listed mid-terraced townhouse office of traditional stone and slate construction arranged over lower ground, ground, first, and second floors with ancillary attic storage space.

Internally, the premises have been finished to a high standard and benefit from period features. The available accommodation provides a mixture of open plan and cellular office accommodation and finishes include carpet floor coverings, modern fluorescent light fitments, painted plasterboard walls & ceilings, and gas fired central heating throughout. The property is well served by male & female and tea prep areas. An attic floor provides additional storage.

Parking

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 Albyn Terrace Lane, providing a generous car parking ratio of one space to 380 sq. ft.

Floor Area

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.

Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease. Flexible lease terms are available.

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

Rent

Competitive rental package on offer. Further details upon request.

Rateable Value

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

Legal Costs

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.

VAT

All prices quoted in the Schedule are exclusive of VAT.

Entry

By arrangement, subject to conclusion of legal formalities.

Energy Performance Certificate

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

Viewing and Offers

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

Contacts

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Important Notice

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- 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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