

To Let/  
May Sell



## Self Contained West End Office Building

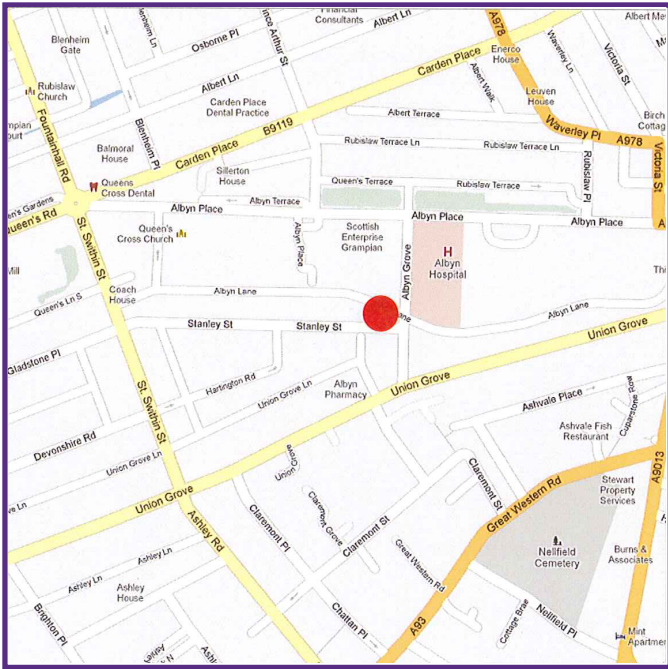
12A Albyn Grove  
Aberdeen  
AB10 6SQ

79.1 sq.m (852 sq.ft)



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

12A Albyn Grove is located within the heart of Aberdeen's prime West End office district, accessed via Albyn Lane.

By virtue of the location, the premises benefit from a vast array of local amenity and also excellent access to the main trunk roads both North and South via Anderson Drive (A90).

The precise location of the subjects is shown on the plan above, which has been provided for indicative purposes only.

## Description

The premises comprises a self contained office building of block construction. The available accommodation is arranged over the ground and first floor.

The building has been recently and comprehensively refurbished, with new kitchens and bathrooms having been installed and the office area redecorated. The office benefits from electric panel heating, single glazed windows, ceiling mounted diffused strip lights and painted plaster walls. An intruder alarm system is installed, covering the entire building.

The property is arranged in a cellular fashion with two large open plan offices, a small kitchen, toilet and storage at ground floor and two open plan offices (one incorporating a kitchen) and a toilet with shower at first floor. The building is offered for lease in its entirety or on a floor by floor basis.

## Floor Areas

The premises have been measured in accordance with the IPMS 3 RICS Code of Measuring Practice (1st Edition 2015).

|                       |            |             |
|-----------------------|------------|-------------|
| Ground Floor offices: | 41.53 sq.m | (447 sq.ft) |
| Limited use area:     | 3.90 sq.m  | (42 sq.ft)  |
| First Floor offices   | 33.07 sq.m | (356 sq.ft) |
| Limited use area:     | 0.65 sq.m  | (7 sq.ft)   |

## Lease Terms

Consideration may be given to leasing the building on a floor by floor basis, subject to agreement of appropriate lease terms. Rent for individual floors will be provided to interested parties on application and will be on an all inclusive basis, other than rates, internet and telephone lines.

## Price

Our client may also consider disposing of their heritable interest in the property. Offers are invited.

## Rateable Value

Each floor is contained as a separate entity on the Valuation Roll, effective from 1st April 2017.

|              |        |
|--------------|--------|
| Ground Floor | £9,000 |
| First Floor  | £8,600 |

Tenants may be able to obtain a Rates reduction through the Small Business Bonus Scheme and occupiers are advised to make their own enquiries in this connection.

## EPC

An EPC inspection has been undertaken on the building and is available on request.

## Legal Fees

Each party will be responsible for their own legal costs incurred in documenting the lease. The ingoing tenant will be responsible for any Stamp Duty Land Tax and Registration Dues.

## Viewing & Offers

Strictly through the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

# Contact

## Graeme Nisbet

T: 01224 597532

E: graeme.nisbet@fgburnett.co.uk

## Jonathan Nesbitt

T: 01224 597531

E: jonathan.nesbitt@fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

Goald Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



## FG Burnett

33 Albyn Place, Aberdeen AB10 1YL  
T: 01224 572661 F: 01224 593496