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ALBYN PLACE
ABERDEEN, AB10 1YN

—
PRESTIGIOUS WEST END OFFICE BUILDING
1,391.5 SQ M [14,977 SQ FT]



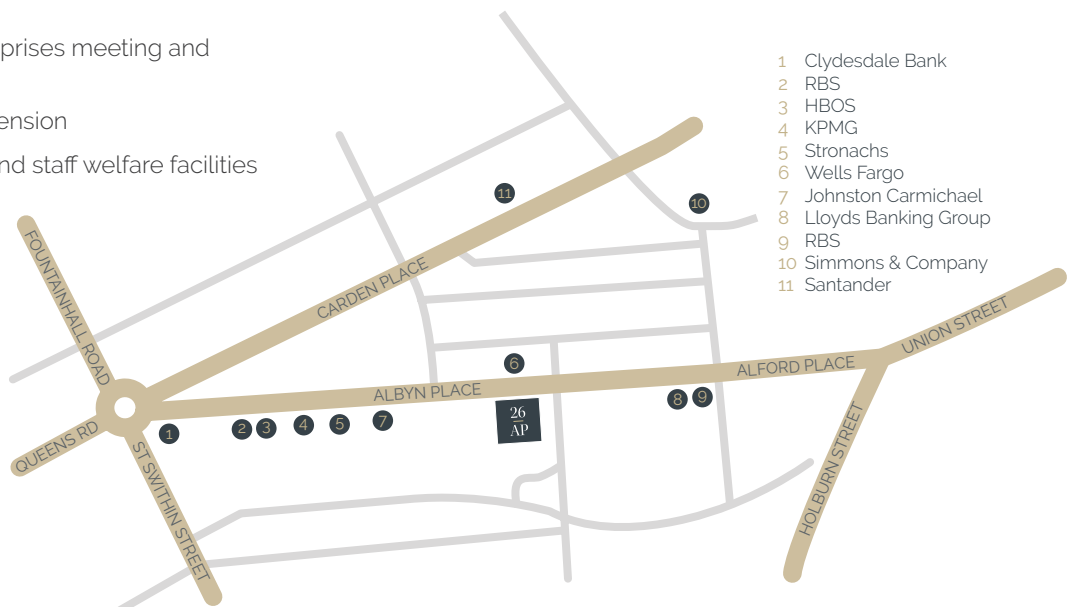
DESCRIPTION

- Traditional detached granite villa with open plan rear extension
- Two entrances from Albyn Place and Albyn Grove allowing flexibility of occupation
- High spec fitout including comfort cooling
- Raised access floors throughout
- Traditional Albyn Place villa comprises meeting and office facilities of varying sizes.
- Lift access to all floors in the extension
- High quality kitchens, showers and staff welfare facilities
- Gym on lower ground floor with changing facilities
- Furniture can be made available to an incoming tenant
- Category 6e cabling installed
- 43 parking spaces (offering excellent 1:348 ratio)

TERMS

The lease is held under a FRI lease expiring 22 August 2019. It is the tenant's intention to assign their interest or sublease the building as a whole until lease expiry in 2019.

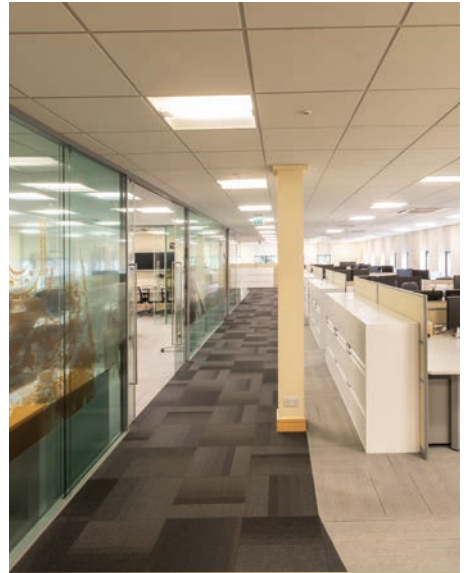
The opportunity may exist to agree a longer lease directly with the landlord.



AREA

The building has been measured in accordance with IPMS3 and the following areas derived.

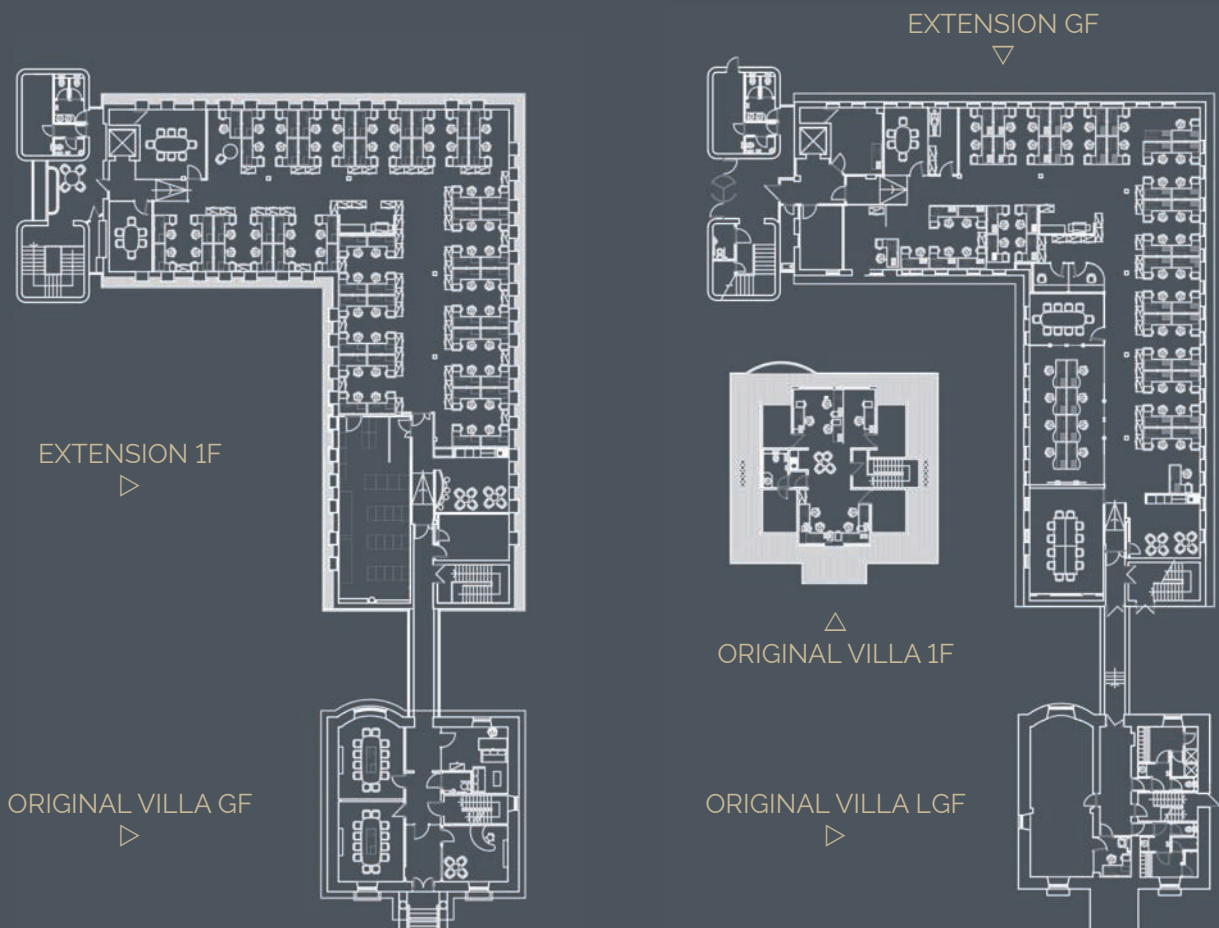
Floor	Area sq.m.	Area sq.ft
Original Villa LGF	56.7	610
Limited Use Area	2.8	30
Original Villa GF	104.5	1,125
Limited Use area	.92	10
Original Villa 1F	42.5	457
Original Villa 1F Stores	14.4	155
Extension GF	602.3	6,483
Limited Use area	28.1	303
Extension 1F	571.1	6,147
Limited Use area	26.8	289
Total	1,391.5	14,977
Limited Use Area	58.6	632



**EXCEPTIONAL
LOCATION IN PRIME
WEST END PITCH**



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RENT

£465,375 p.a. Exc VAT.

VAT

VAT is payable in addition to all monies due under the lease.

EPC

The building has an EPC Rating of E.

PLANNING

The building is Category B listed and sits within a Conservation Area.

RATES

RV = £359,000, subject to potential reassessment if let independently of No's 27 and 28.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for the payment of any LBTT and Registration dues.

VIEWING

Strictly by arrangement, through the joint agents:

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