

42 / ALBYN PLACE



TO LET

Extremely Prominent,
High Specification
West End Office Building

824 SQ.M (8,870 SQ.FT)

AB10 1YN

SAT NAV REF: 57.142766, -2.125944

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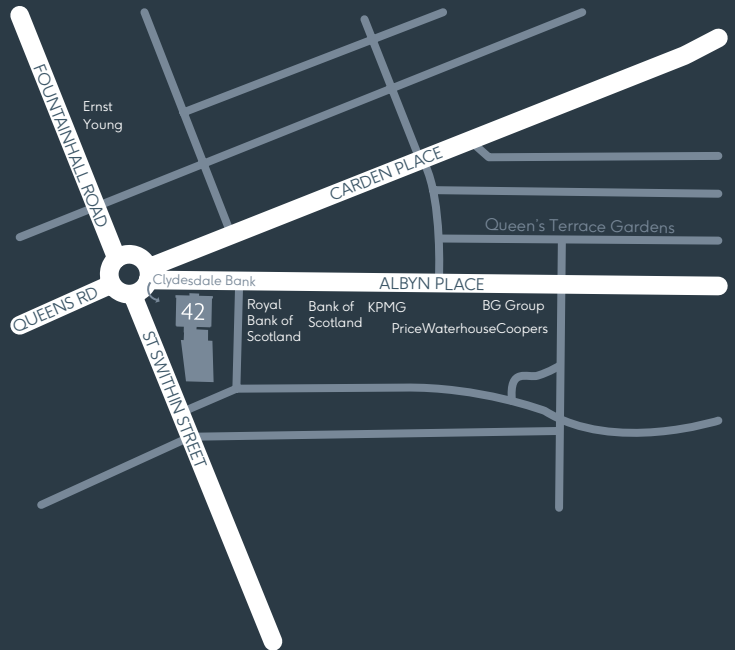
LOCATION

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.

With Aberdeen's main commercial thoroughfare (Union Street) situated less than a mile to the East and the city's main arterial road (Anderson Drive, A90) a similar distance to the West, 42 Albyn Place benefits from a vast array of local amenity and easy access to the main trunk road network.

The West End office district of Aberdeen is home to numerous professional firms, banks and energy sector companies. Those in the immediate vicinity include Clydesdale Bank, The Royal Bank of Scotland, Bank of Scotland, BG Group, KPMG, PriceWaterhouseCoopers, Bond Dickinson, Stronachs Solicitors, Ernst Young and The Wood Family Trust.

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



Excellent mix of cellular and open plan office accommodation

DESCRIPTION

42 Albyn Place comprises an impressive detached granite and slate office building arranged over lower ground, ground and first floors. The property is due to undergo full refurbishment and redevelopment in order to create a modern three storey open plan rear extension. This open plan accommodation will complement the traditional cellular building, providing an excellent mix of meeting rooms and open plan work space.

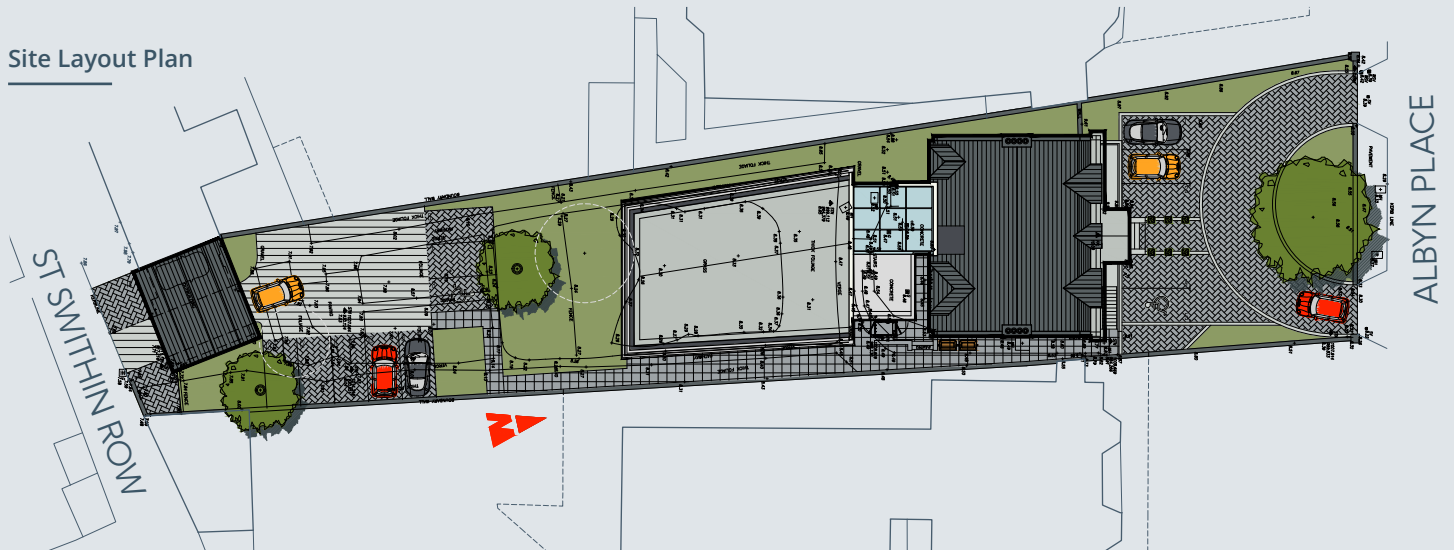
The original granite villa is to be refurbished and upgraded to the highest standard. Authentic period features will be retained and restored and the building will be sympathetically modernised to provide a high quality working environment.

The impressive rear extension is to be accessed via a glazed link and will benefit from a modern "Grade A" specification to include full height glazing, raised access floors, suspended ceilings, a full VRV comfort cooling and heating system, a new passenger lift, male and female toilets and shower facilities.

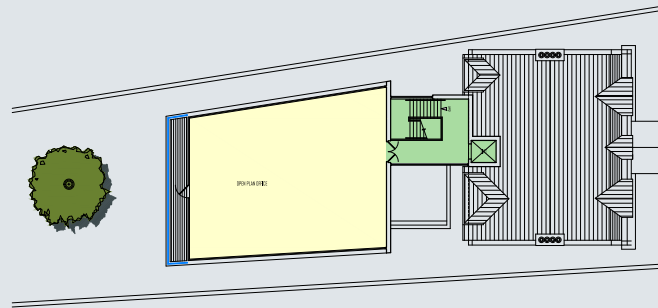
CAR PARKING

16 car parking spaces will be provided, 5 (including 1 disabled) to the front and 11 (including 1 disabled) to the rear accessed via a pend which will be created from St Swithin Row.

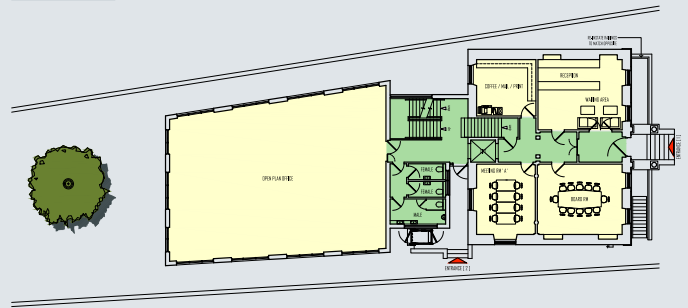
Site Layout Plan



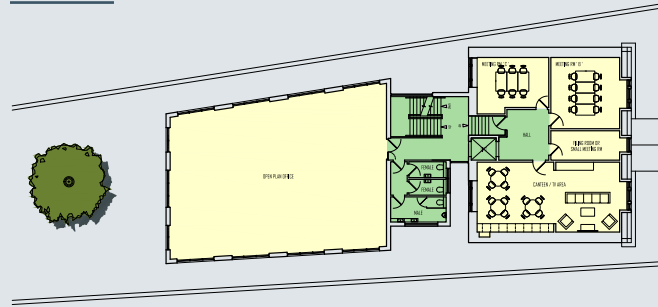
Second



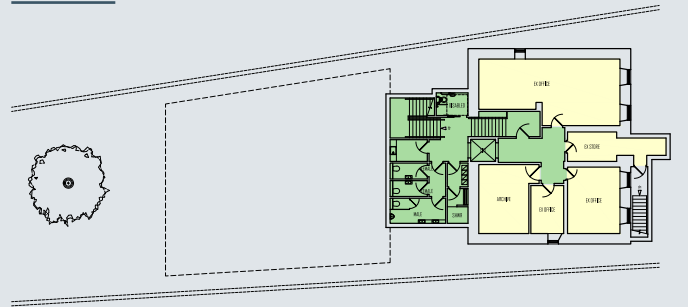
Ground



First



Basement



FLOOR AREAS

The building will provide the following approximate net internal floor areas:

Basement	104 sq.m	1,120 sq.ft
Ground Floor	280 sq.m	3,014 sq.ft
First Floor	286 sq.m	3,078 sq.ft
Second Floor	154 sq.m	1,658 sq.ft
TOTAL	824 sq.m	8,870 sq.ft

SPECIFICATION

- Prestigious, striking external appearance
- High quality floor and wall coverings throughout
- Raised access flooring and suspended ceiling to open plan areas
- Excellent mix of cellular and open plan office accommodation
- LG7 compliant light fittings
- VRV air conditioning system
- High quality male and female toilets and shower facilities
- 8 person passenger lift

**Prestigious,
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external
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ENERGY PERFORMANCE CERTIFICATE

The property has a target EPC rating of B.

DATE OF ENTRY

The property will be available for occupation by Q1 2016.

LEASE TERMS

42 Albyn Place will be available on the basis of a new Full Repairing and Insuring lease, for a minimum duration of 15 years. The lease will require to incorporate provision for periodic upward only rent review.

RENT

On application.

VAT

VAT will be chargeable on all monies due under the lease.

RATING ASSESSMENT

The property will require to be assessed for Local Authority Rates upon completion. An indicative Rateable Value can be provided to interested parties on application.

LEGAL COSTS

Each party will bear their own legal expenses incurred in documenting a lease. The ingoing occupier will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.



FG Burnett

VIEWING AND FURTHER INFORMATION

Strictly by arrangement, through the sole agents:

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