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**01224 588866**

25 Albyn Place, ABERDEEN AB10 1YL

**TO LET**  
**WEST END OFFICE SUITE WITH CAR**  
**PARKING**



**6 QUEEN'S TERRACE**  
**ABERDEEN**  
**AB10 1XL**

To arrange a viewing or for further information, please contact:

Floor space:  
**37.16 sq m (400 sq ft)**

Contact:  
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**Daniel Stalker**

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0113 243 6777

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020 7436 1212

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0161 249 9778



#### Location:

The property is situated in the heart of Aberdeen's West End office district, only a short walk from Union Street, Aberdeen's principle retail thoroughfare and arterial traffic route.

The property is just over 1km from Queen's Road/Anderson Drive junction. This is another of Aberdeen's main arterial routes through the city providing ease of access north and south via the A90.

Neighbouring occupiers include; Hall Morrice, Brewin Dolphin, Mattioli Woods, No.10 Bar & Grill, Parx Café and The Parkmead Group.

A copy of the Aberdeen Street Plan is included highlighting the exact location of the premises.

#### Description:

The subjects form the lower ground floor of a three storey mid-terraced building. The building is constructed in granite under a timber framed and pitched roof comprising traditional slate. The offices and meeting room are cellular in layout.

The flooring throughout is suspended timber overlaid in carpet, with painted walls and suspended ceilings with modern lighting. The property benefits from a gas fired central heating system. The subject is well served with toilet facilities, as well as a tea prep point.

There is the opportunity for shared occupation, with a self-contained office at the back of the building. The toilet and tea prep facilities would be shared.

Shared occupation may result in rates relief under the Small Business Bonus Scheme.

#### Car Parking:

One private car parking space is provided in a car park to the rear of the office. Additional on-street permits are available via separate agreement with Aberdeen City Council.

#### Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived: -

<b>Part Lower Ground Floor</b>	37.16 sq m	400 sq ft
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#### Rateable Value:

The suite currently forms part of a larger entry and will require to be re-assessed upon entry.

#### Lease Terms:

The subjects are available on a Full Repairing and Insuring lease for short to medium term leases depending on tenant covenant strength.

#### Rent:

£7,500 per annum, exclusive of VAT.

#### Energy Performance Certificate (EPC):

The subjects have an EPC rating of E.

A copy of the EPC and Recommendations Report can be made available upon request.

#### Legal Costs:

In the normal manner, each party pay their own legal costs incurred in the transaction with the ingoing tenant being responsible for LBTT and registration dues, where applicable.

#### VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

#### Viewing:

To arrange a viewing or for further information, please contact:

Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL

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