

# TO LET

## VARIOUS SMALL OFFICE SUITES

**1 – 3 ALBYN TERRACE  
ABERDEEN, AB10 1YP**



- SHORT LEASES AVAILABLE
- AVAILABLE ON A ROOM BY ROOM BASIS
- PARKING AVAILABLE

### LOCATION:

The subjects are located on the corner of Albyn Terrace and Prince Arthur Street, within the heart of Aberdeen's prime West End office district. Union Street, the city's main retail and commercial thoroughfare, is approximately half a mile to the East, ensuring provision of a vast array of local amenity. Occupiers in close proximity include Aberdeen Asset Management, Johnston Carmichael, BG Group, Towry and Number 10 tavern.

The Ordnance Survey extract overleaf is for identification purposes only.

### DESCRIPTION:

1 – 3 Albyn Terrace comprises of top floor office accommodation arranged over various rooms off a central access point. The accommodation provides quality accommodation benefiting from a modern specification including carpet tiled floor coverings, painted plaster walls and Cat 2 light fittings. Heating is provided via electric storage heaters.



### OPEN PLAN

### VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

[www.shepherd.co.uk](http://www.shepherd.co.uk)



OFFICE 1



OFFICE 5



#### ACCOMMODATION:

	m <sup>2</sup>	ft <sup>2</sup>
Suite 1	36.27	390
Suite 2	17.52	189
Suite 3	19.02	205
Suite 4	41.66	448
Suite 5	23.91	256
Suite 6	11.36	122
Suite 7	25.75	277
Suite 8	18.68	201

The above floor areas have been calculated on an IPMS 3 - office basis in accordance with the RICS Property Measurement 1st Edition as prepared by RICS.

#### CAR PARKING:

There is a large car park to the rear of the building, in which there are 6 designated car parking spaces with the overall suite and available by separate negotiation.

#### RATING ASSESSMENT:

The subjects will be assessed upon occupation on a room by room basis and may benefit from the small business rates relief scheme.

#### TERMS:

Short term leases are available. Full details upon request.

#### Rental Price (per calendar month)

Suite 1	£875
Suite 2	£425
Suite 3	£460
Suite 4	£1000
Suite 5	£575
Suite 6	£275
Suite 7	£625
Suite 8	£450

The above figures are inclusive of a service charge to include utilities.

#### VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT at the prevailing rate.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " G ".



Further information and a recommendation report is available to seriously interested parties on request.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs with the tenant responsible for LBTT and Registration dues where applicable.

#### ENTRY DATE:

Upon conclusion of legal missives.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:-



J & E Shepherd, Chartered Surveyors  
 35 Queens Road, Aberdeen AB15 4ZN  
 Tel: 01224 202800 Fax: 01224 202802  
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 Email: [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)  
 Contact: Mark McQueen