

TO LET

SURPLUS OFFICE SPACE



10 ALBYN TERRACE, ABERDEEN, AB10 1YP

- RENTAL £16,000 PER ANNUM
- FLOOR AREA UP TO 86.26M² (929FT²)
- PARKING AVAILABLE
- SMALLER SUITES AVAILABLE

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

www.shepherd.co.uk

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The premises are located on Albyn Terrace which runs parallel with Albyn Place within the heart of the west end of Aberdeen, a popular and sought after online district. Surrounding buildings are predominantly in office usage with residential also being in close proximity. Good levels of on street parking is available within the surrounding area with Union Street, the City's main commercial and retail thoroughfare, being only a short walk to the east and Anderson Drive to the West providing easy access to all parts of the City.

DESCRIPTION:

The subjects comprise of lower ground floor office accommodation contained within a traditional office building arranged over lower ground, ground, first and attic floors of granite construction under a pitched and slated roof. The lower ground floor has direct access to both Albyn Terrace and to the car park to the rear.

Internally, the subjects have recently been refurbished to a good standard, the floor is on concrete construction and has been re-carpeted, the walls and paper painted with a suspended ceiling incorporating recessed strip lighting has been installed. Heating is provided by electric panel heating. Dedicated male and female w.c. and a kitchen area are located at this level.

CAR PARKING:

2 parking spaces are available with the suite with Pay & Display and parking permits available within the surrounding area.

ACCOMMODATION:

The subjects provide the following accommodation:-

Accommodation	M ²	FT ²
Lower Ground Floor	86.26	929
Limited Use	1.87	20

The foregoing areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Management Measurement 1st Edition as prepared by the RICS.

LEASE TERMS AND RENTAL:

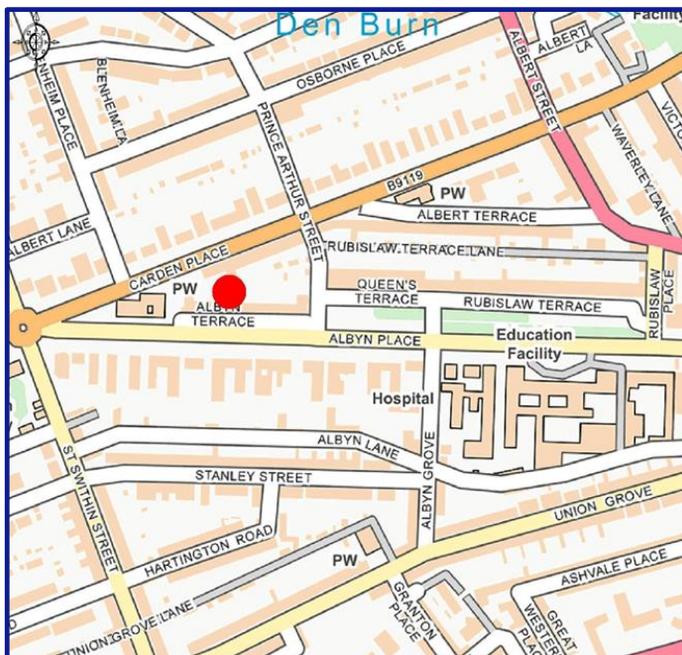
Our client is seeking to lease the property on Full Repairing and Insuring terms at £16,000 per annum.

RATING:

The subjects are currently entered in to the the Valuation Roll at a Rateable Value of £19,750.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates relief may be available should a smaller suite be leased. Further details in this respect are available upon application.



ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of G. Further information and a recommendation report are available to seriously interested parties upon request.

SUB-DIVISION:

The accommodation is arranged over various offices and accordingly our client will consider a letting in part. It is likely that an occupier will benefit from small business rates relied with further detail available upon application.

VAT:

All rents, premiums, etc., are quoted exclusive of VAT.

360 TOUR:

A 360 tour is available using the following link:

<https://midigs.co.uk/member-area/uploads/shepherd-commercial/10-albyn-terrace/publish/index.html>

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: April 2019
Contact: Alistair Nicol
Email: alistair.nicol@shepherd.co.uk
Tel: 01224 202 836

