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01224 588866

25 Albyn Place, ABERDEEN AB101YL

TO LET

WEST END OFFICE SUITES WITH PARKING



**1-3 ALBYN TERRACE
ABERDEEN
AB10 1YP**

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

Floor space:

Suite 1 - 91.32 Sq m (983 Sq ft)

Suite 2a - 34.84 Sq m (375 Sq ft)

Second Floor - 253.25 Sq m (2,726 Sq ft)

Contact:

**Arron Finnie
Craig Maciver**

Telephone:

01224 588866

Email:

**arron.finnie@ryden.co.uk
craig.maciver@ryden.co.uk**

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
0207 436 1212

Manchester
0161 249 6778



Location:

The subjects are situated on the corner of Albyn Terrace and Price Arthur Street, located within the heart of Aberdeen's prime West End office district. Union Street, Aberdeen's main commercial thoroughfare, is approximately half a mile to the east.

Occupiers in close vicinity include Aberdeen Asset Management, Johnston Carmichael, Hall Morrice LLP, Parkmead Group and Number 10 Tavern.

The exact location is shown by the ordinance survey map above.

Description:

The subjects comprise an office building of granite and slate construction with a private car park and lock-up garages from a lane at the rear. The accommodation is based over four floors – lower ground, ground, first and second.

The subject has various suites and functions as a multi-let office space. Each floor has kitchen and bathroom facilities provided. The subjects also have a mix of gas fired and electric radiator heating installed.

Car Parking:

There is a large car park to the rear of the building, in which there are 8 designated car parking spaces.

Accommodation:

The subjects comprise the following net internal areas as measured in accordance with The RICS Code of Measurement Practice (6th Edition):

Suite 1	91.32 Sq m	983 Sq ft
Suite 2a	34.84 Sq m	375 Sq ft
Second Floor	253.25 Sq m	2,726 Sq ft

Rateable Value:

We can confirm that the subjects are entered in the Valuation Roll with a Rateable Value:

Suite 1 –

Suite 2a – £8,300 effective from 1 April 2020

Second Floor – £47,250 effective from 1 April 2017.

Details of the uniform business rates are available from the sole letting agent.

Energy Performance Certificate (EPC):

The property has an EPC Rating of G.

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

Lease Terms:

The subjects are available on Full Repairing and Insuring (FRI) lease terms for a negotiable period subject to covenant status.

Rent:

On Application.

VAT:

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

Legal Costs:

Each party shall bear their own legal costs with the ingoing tenant responsible for any LBTT and registration dues.

Entry:

Immediate, upon the conclusion of legal missives.

Viewing & Further Information:

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

Ryden LLP
25 Albyn
Place
Aberdeen
AB10 1YL

Tel: 01224 588866

E-mail: arron.finnie@ryden.co.uk
craig.maciver@ryden.co.uk

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