

FIRST FLOOR

6 Albyn Lane, Aberdeen, AB10 6SZ



Key Highlights

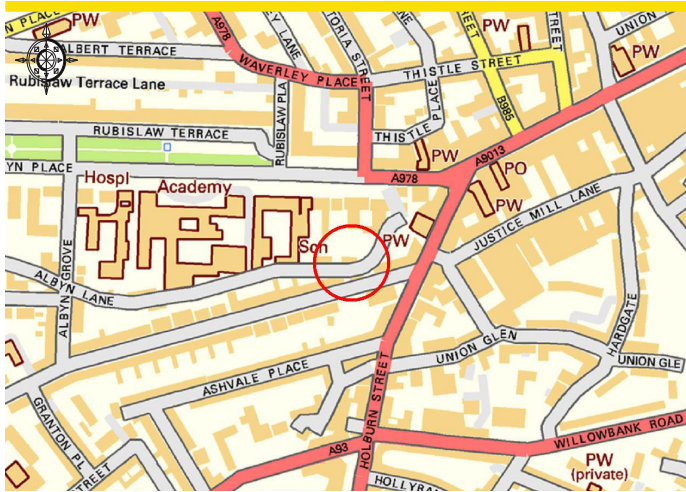
- West End address
- Prominent location with close proximity to Union Street
- Flexible lease terms
- 3 exclusive parking spaces
- Part furnished by arrangement
- 73.22 sq.m (788 sq.ft)

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Location

Aberdeen is the principal administrative centre of the north east of Scotland and has an international airport, main line railway station and harbour serving the North Sea oil and gas industry and a ferry port serving the northern isles. It has two universities and a number of higher educational institutions and has a current population of around 215,000.

The property is located on Albyn Lane, which sits in the heart of Aberdeen's West End Office District. The property is well situated within walking distance to Albyn Place, Queen's Road and Carden Place. In addition, the property is also well situated to take advantage of the amenities and transport links offered on Union Street. The location also benefits from close proximity to the A90 and newly opened AWPR.

Description

The available accommodation comprises a well maintained, bright, first floor office suite contained within a unique detached, coach-house style building. The suite is finished to a high standard and comprises three separate rooms, one of which is currently used as a meeting room while the larger

room forms open-plan office space with kitchen area. A good level of natural daylight is provided by way of UPVC sash and case double glazed windows with a flush ceiling and modern suspended LED light fittings.

Car Parking

There are three parking spaces located to the front of the property. There would be the opportunity to apply for two parking permits from Aberdeen City Council at an additional cost.

Floor Areas

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal area derived. Total floor area extends to 78.4 sq.m (844 sq.ft).

Lease Terms

Our client is seeking to lease the premises on repairing and insuring terms for a period to be agreed.

Rateable Value

The property is contained within the Valuation Roll as two separate entries with a combined rateable value of £17,250. Any new occupier will have a right of appeal against the above figure. An incoming

occupier may qualify for partial rates relief through Small Business Bonus Scheme.

VAT

All monies quoted are exclusive of any VAT which may be payable.

Energy Performance Certificate

The property has an EPC rating of 'E'. A copy of the EPC certificate is available on request.

Rent

All monies quoted are exclusive of any VAT which may be payable.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

Immediate entry on conclusion of lease.

Viewings & Offers

Strictly by arrangement through the sole letting agents, to whom all offers should be submitted in Scottish Legal Form.

Contact

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