

TO LET



ALBYN PLACE
ABERDEEN . AB10 1BR

FULLY REFURBISHED WITH
HIGH QUALITY FIT OUT

EPC Rating: A

FLEXIBLE OPEN PLAN FLOOR PLATE

LOWER GROUND FLOOR
314.22 SQ.M / 3,382 SQ.FT



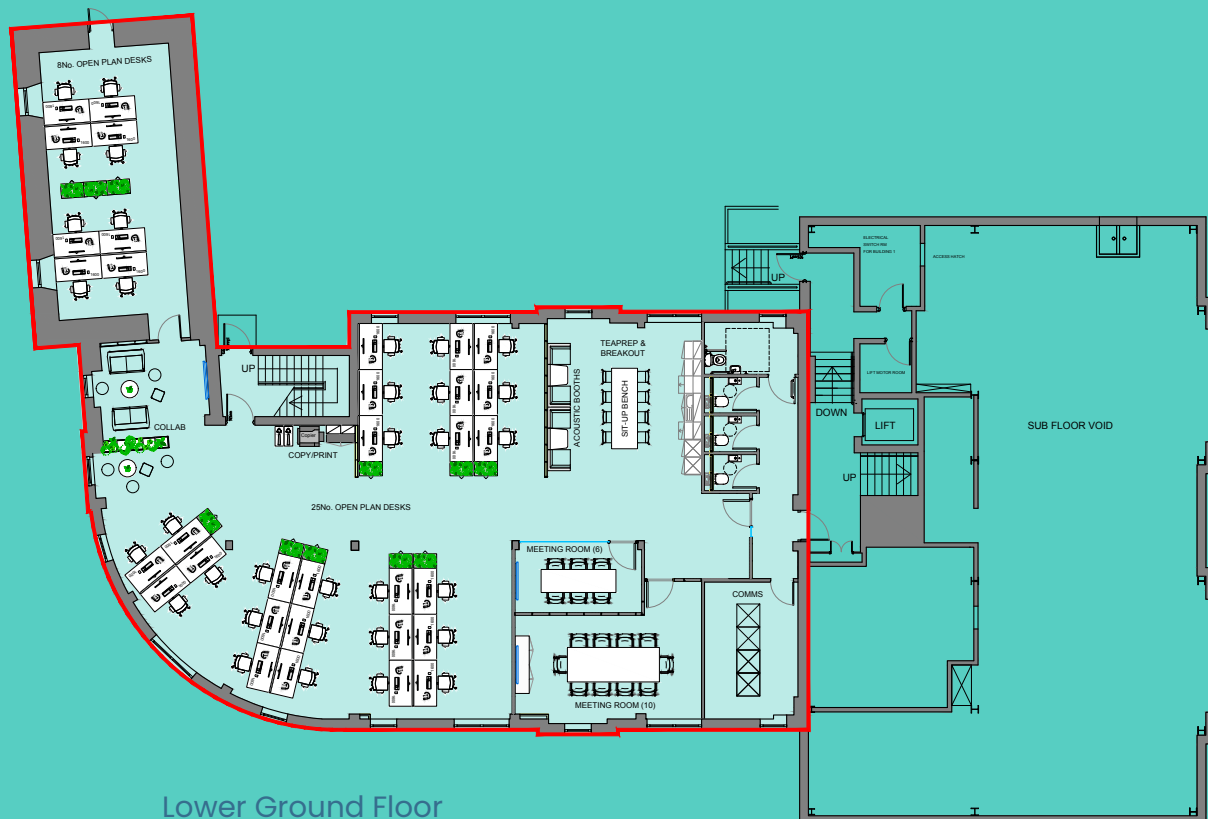
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DESCRIPTION

The property comprises of purpose built office building developed in the late 1990s. The building has a three storey section at the front built behind a granite façade under a slate roof and a modern 3 storey extension to the rear constructed with rendered concrete walls under pitched metal decked roof.



Internally the premises provides a high quality fit out which benefits from the following specification:

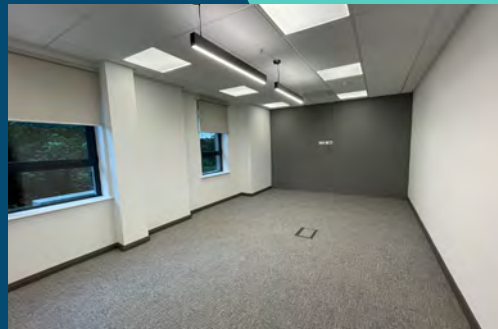
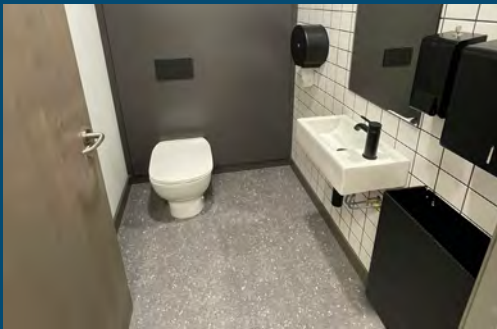
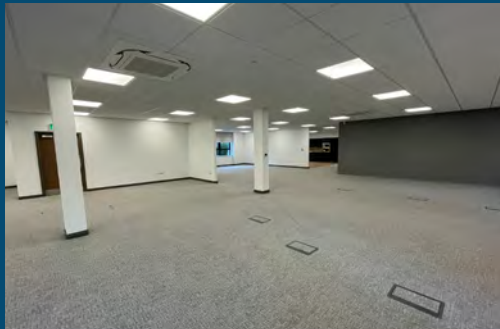
- 1x 6 person meeting room
- 1x 10 person boardroom
- Kitchen tea prep / breakout area
- Space for 33 x desks (1600 x 800)
- Furniture packages available
- Raised access floors
- Suspended ceilings incorporating LED lighting
- Air Conditioning
- Dedicated parking





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LOCATION

The premises occupy an extremely prominent and high profile location on the south side of Albyn Place close to Holburn Junction within the West End office area of the City. The West End is home to a number of high profile office occupiers within the Energy, Professional services sector.

Union Street, the City's main commercial thoroughfare, is in close proximity resulting in access to excellent local amenities which include Starbucks, Tesco Express,

Sainsburys and numerous restaurant operations. The Silver Fin and Capitol office developments are also situated a short walk from the subjects on Union Street with Shell recently relocating to the Silver Fin further enhancing the area.

The premises
occupy an
extremely
prominent and
high profile
location

DISTANCE FROM



ABERDEEN
TRAIN STATION
0.8 miles
15 minute walk



ABERDEEN
AIRPORT
6 miles
17 minute drive



ABERDEEN
BUS STATION
0.8 miles
15 minute walk



ABERDEEN
CITY CENTRE
0.8 miles
15 minute walk



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RENTAL
Upon Application

LEASE TERMS
The suites are available on the basis of a new lease on Full Repairing and Insuring terms.

SERVICE CHARGE
There is a service charge for the upkeep and maintenance of the common areas of the development. Full details are available upon request.

RATING
The suite is entered in the Valuation Roll with a Rateable Value of £65,000. Further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE:
The subjects have an EPC Rating of A.

VAT
All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS
Each party will be responsible for their own legal costs associated with this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.

ENTRY
Immediate entry is available.

Ryden.co.uk
01224 588866



Scott Farquharson

E: scott.farquharson@ryden.co.uk
T: 01224 588 866

Mark McQueen

E: mark.mcqueen@Shepherd.co.uk
T: 01224 202 828

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