

3+5

ALBYN PLACE
ABERDEEN . AB10 1BR

TO LET

UNDERGOING A FULL REFURBISHMENT
AND UPGRADE

TARGET EPC
RATING OF A

FLEXIBLE OPEN PLAN
FLOOR PLATES

VARIOUS SUITES FROM 91 SQM
(980 SQFT) – 1,623 sqm (17,467 sqft)





UNION PLAZA

UNION STREET

THE SILVER FIN

BON ACCORD
TERRACE GARDENS

THE CAPITOL

IQ BUILDING

CAFFE NERO

FOOD STORY

SAINSBURYS

TESCO

BASKIN ROBINS

McGINTY'S

GRAPE & GRAIN

NUFFIELD HEALTH

HOLBURN STREET

COLLEGE BAR

3-5

ALBYN PLACE

THE ALBYN

UNION GROVE

RUBISLAW
TERRACE GARDENS



ALBYN PLACE

ABERDEEN . AB10 1BR

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



ALBYN PLACE ABERDEEN . AB10 1BR



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 provide open plan flexible office space which benefits from:

- Various suites from: 91 sqm (980 sqft) - 1,623 sqm (17,467 sqft)
- W.C. facilities at each level
- Passenger lift serving each floor
- Raised access floors
- Suspended ceilings

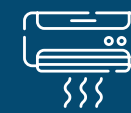
CAR PARKING

The premises benefit from secure, dedicated car parking spaces to the front and rear of the premises. The car parking spaces to the front can be accessed from Albyn Place via an intercom system with the car parking to the rear accessed by a barrier from Albyn Lane.

The accommodation benefits from 48 car parking spaces providing an excellent parking ratio of 1:364 sqft

REFURBISHMENT

The premises are currently undergoing a significant refurbishment to include:



- New air conditioning system
- LED lighting throughout
- W.C. upgrade
- Shower facilities
- New carpeting throughout
- EV charging points
- New business lounge and reception area



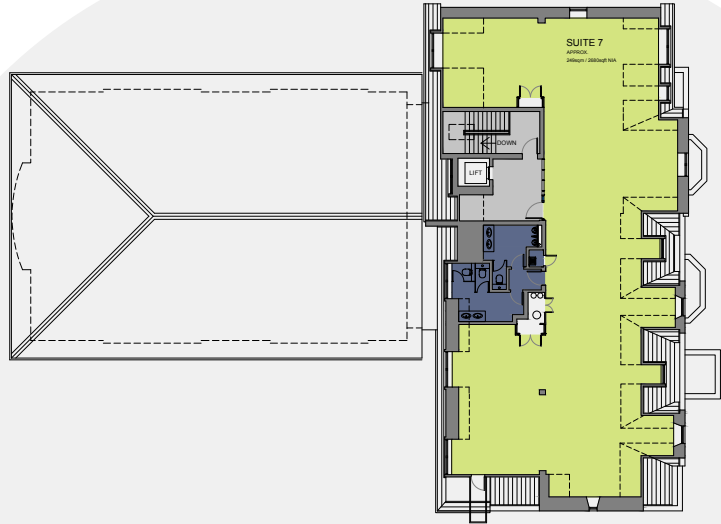
3-5

ACCOMMODATION

Suite	Floor	SQM	SQFT	Parking
Suite 1	LGF	301	3,239	9
Suite 2	GF	301	3,239	9
Suite 3	GF	91	980	3
Suite 4	GF	108	1,162	3
Suite 5	FF	303	3,261	9
Suite 6	FF	270	2,906	8
Suite 7	SF	249	2,680	7
Total		1,623	17,467	48

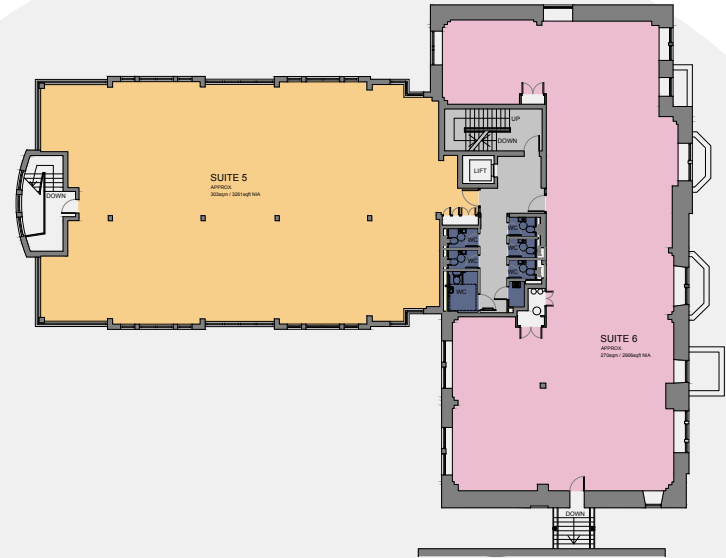
The above floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

2



Second Floor

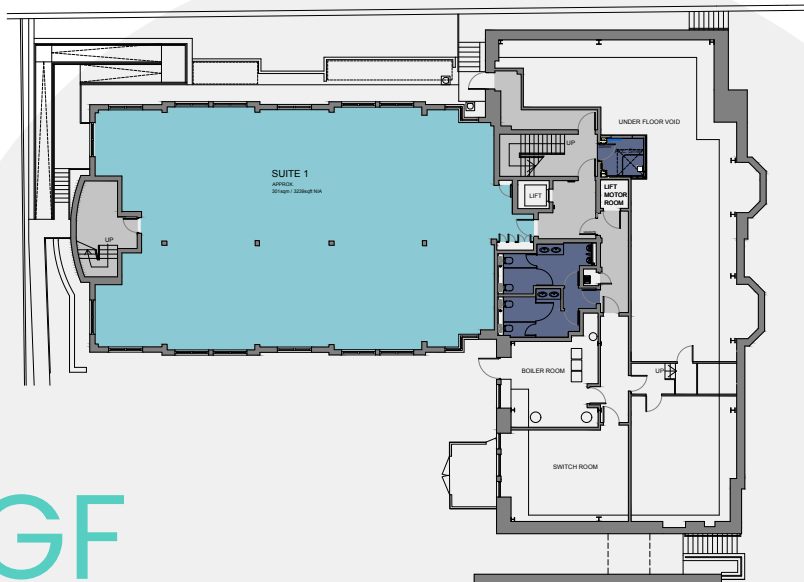
First Floor



1

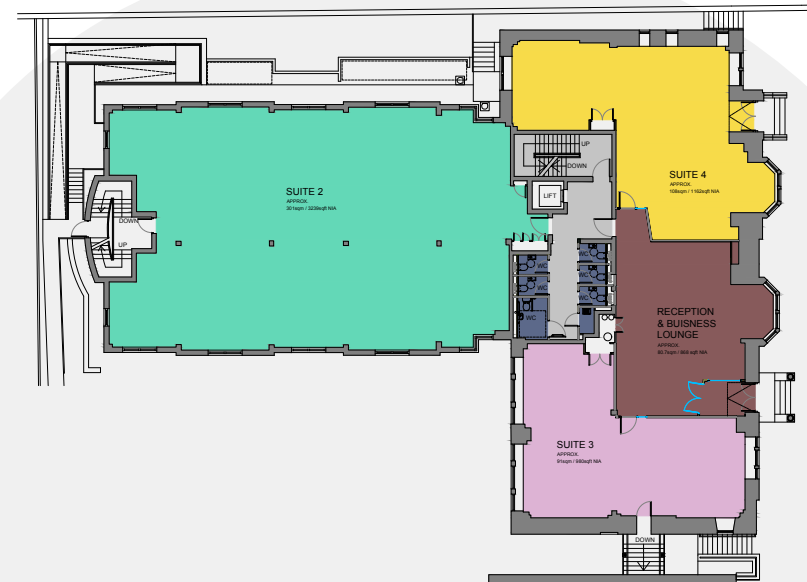
3-5

LGF



Lower Ground Floor

Ground Floor



GF



ALBYN PLACE
ABERDEEN . AB10 1BR

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 suites will require to be reassessed upon occupation, further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE:
The subjects have a target EPC Rating of A upon completion.

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
The suites will be available for occupation in Q4 2023.

Ryden.co.uk
01224 588866



Arron Finnie

Mark McQueen

E: arron.finnie@ryden.co.uk
T: 01224 588 866

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

Disclaimer. Ryden and Shepherd on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Ryden or Shepherd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. Date of publication: July 2023.