

# TO LET

---

# Flexible Modern Office Accommodation.

---

4 - 8 Albyn Place,  
Aberdeen AB10 1YH



- Prominent location on one of Aberdeen's most prestigious streets.
- Refurbished to a high standard throughout
- Available in part or as a whole
- 39 Car parking spaces (1:318 ft<sup>2</sup>)
- EPC rating of B



## Description

- The building is a four-storey townhouse of traditional granite and slate construction across lower ground floor, ground floor, first floor and second floor level.
- Attractive reception area with access to all ground floor suites and the rear core, housing a passenger lift and stairs which provide access to all levels.
- Predominantly open-plan space with cellular accommodation in part.
- 8 Albyn Place is adjoined and accessed via corridors on ground, first and second levels.
- Fully carpet tiled flooring.
- Modern double glazing throughout.
- LED lighting throughout.
- Redecorated office suites.
- Comfort cooling system.
- The building features 39 Car Parking spaces across front and rear car parks.

**“Plug and Play” style, fitted-out office suites can be provided within the accommodation. Further details are available from the joint letting agents.**

## Floor Areas

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

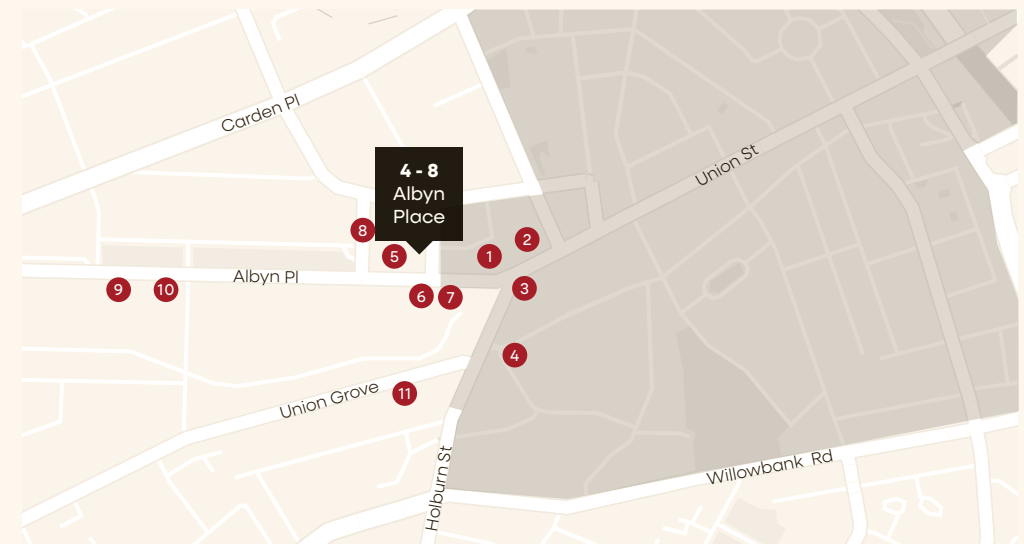
ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
4-6 ALBYN PLACE		
Lower Ground Floor	288.0	3,100
Ground Floor	222.9	2,399
First Floor	253.3	2,726
Second Floor	187.8	2,022
Storage	17.9	192
Sub Total	964.9	10,439
8 ALBYN PLACE		
Lower Ground Floor	43.8	471
Ground Floor	52.9	569
First Floor	49.7	535
Second Floor	41.4	446
Sub Total	187.8	2,021
TOTAL	1,152.70	12,408

## Location

The building is situated on the north side of Albyn Place, between its junctions with Rubislaw Place and Victoria Street, within Aberdeen's prestigious West End Office district. The property benefits from close proximity to the Holburn Junction and Union Street, the city's primary commercial thoroughfare. This location provides access to a wide range of local amenities, including Starbucks, Tesco Express, Sainsbury's, and numerous restaurants. Alongside this there

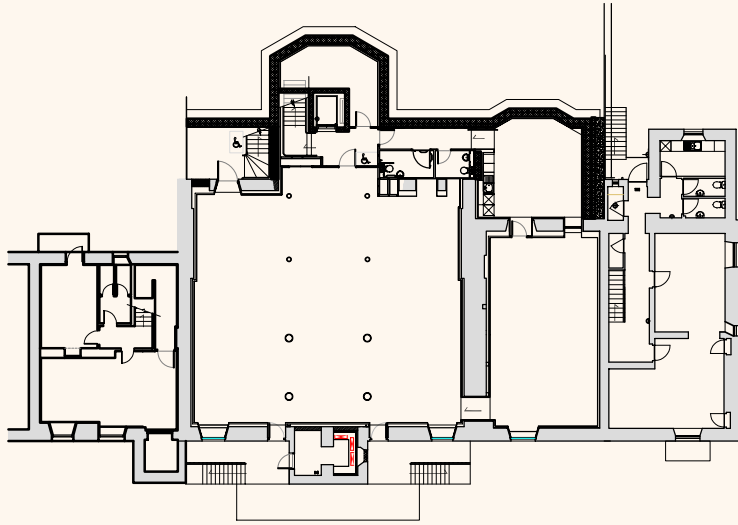
is a Nuffield Health located only a 3 minute walk from the property. Nearby occupiers include Raeburn Christie Clark and Wallace, Exceed Energy, Halliday Fraser Munro, Burnett and Reid LLP and ADD Energy. This prime west end location ensures excellent accessibility and convenience for both business operations and clients visiting the property. It should be noted that the property is located just outside the Low Emission Zone (LEZ).

- |              |   |                 |                          |
|--------------|---|-----------------|--------------------------|
| 1 Starbucks  | 4 Nuffield Health fitness and Wellbeing gym | 7 ADD Energy    | 10 Nexos                 |
| 2 Sainsburys | 5 Raeburn, Christie, Clark & Wallace        | 8 Exceed Energy | 11 Brodies LLP           |
| 3 Tesco      | 6 Burnett and Reid LLP                      | 9 Stronachs     | Low Emission Zone (LEZ). |

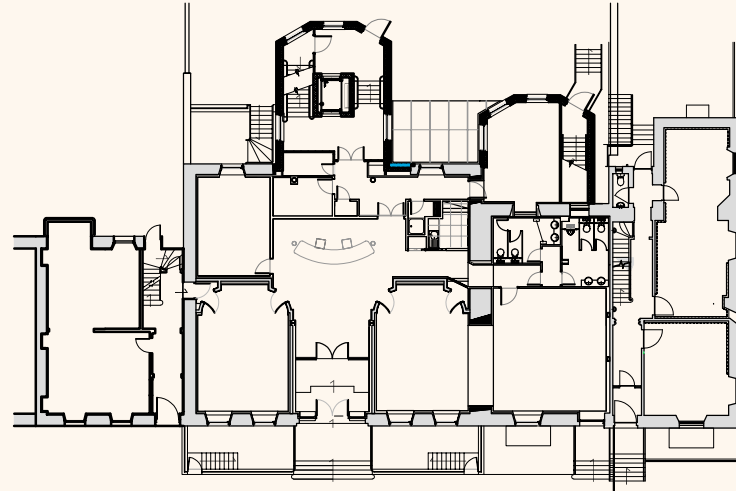




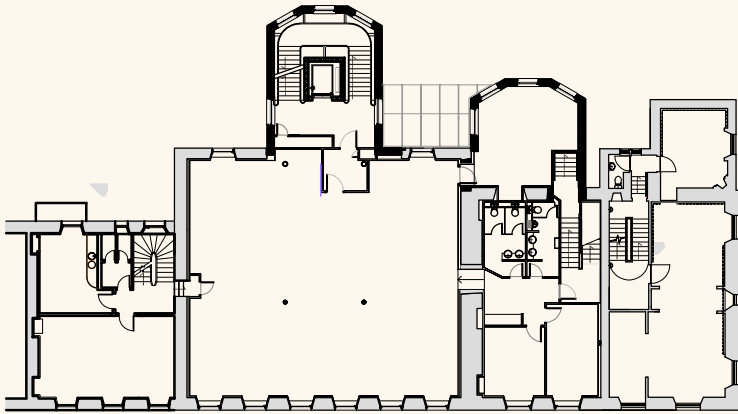
# Floor Plans



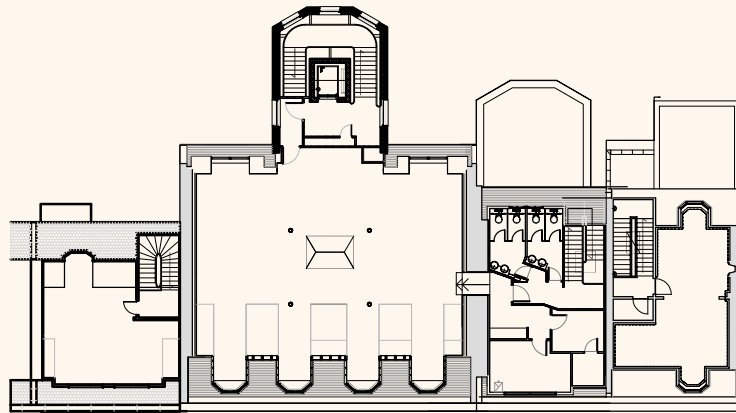
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## RENTAL

Upon application

## LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease.

## RATING

The subjects are currently entered into the valuation roll at a rateable value of £213,000 effective as of 1st April 2023.

The rating will be required to be reassessed for this portion of the building.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate (EPC) rating of:

4-6 Albyn Place – **B**

8 Albyn Place – **D**

Further information can be provided to any interested party.

## SERVICE CHARGE

A service charge for the upkeep & maintenance of the common areas will be applicable. Further details are available on request

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with this transaction with the ingoing tenant becoming responsible for any LBTT and Registration Dues.



# Contact

## SAVILLS

### Dan Smith

Dan.smith@savills.com  
01224 971 134

### Ben Clark

Ben.clark@savills.com  
01224 971 123

---

## SHEPHERDS

### Mark McQueen

Mark.mcqueen.shepherd.co.uk  
01224 202800

