

TO LET

SELF-CONTAINED OFFICE WITH PARKING

Size – 114.93 SQM (1,237 SQFT)

Arranged over First and Second
Floors

Prestigious West End Location

Rental - £19,500 per annum



WHAT 3 WORDS

10 ALBYN PLACE, ABERDEEN, AB10 1YH

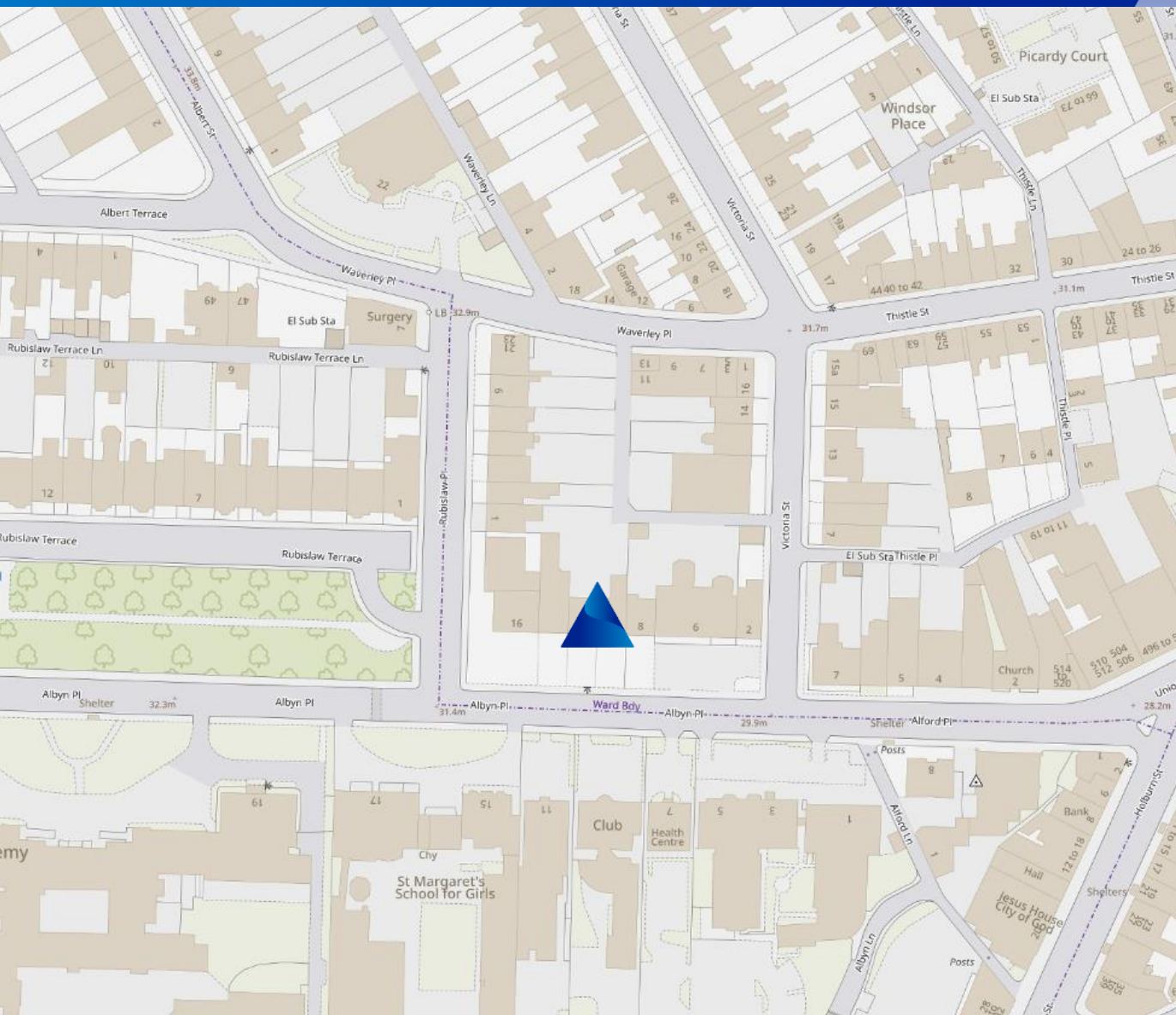
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Location / Description

10 ALBYN PLACE, ABERDEEN, AB10 1YH



Location

The subjects are located on the north side of Albyn Place in the heart of Aberdeen's prestigious West End. Albyn Place is only a short distance from Union Street, the city's principal commercial thoroughfare.

The surrounding premises are given over a mixture of office, leisure and residential uses. Nearby occupiers include Royal Bank of Scotland, Bank of Scotland, Search Consultancy, Raeburn Christie Clark & Wallace, Genesis Oil & Gas, Holburn Medical Group and The Albyn Bar.

Description

The property comprises a mid-terraced, three storey and attic building of traditional granite construction under a pitched and slated roof. The available accommodation, is arranged over mezzanine, first and second floors and provides predominately cellular office space. WCs are located on all floors.

Car Parking

The subjects benefit from 4 car parking spaces.

West End Office Premises



FIND ON GOOGLE MAPS



Accommodation

	m ²	ft ²
Mezzanine	22.76	245
First	51.35	553
Second	40.82	439
TOTAL	114.93	1,237

The above Floor areas have been calculated in accordance with The RICS Code of Measuring Practice (6th Edition)

Rental

£19,500 per annum exclusive of VAT

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Service Charge

There will be a service charge payable for the upkeep, repair and maintenance of the common parts of the building. An estimate can be provided on request.

Rateable Value

The subjects have a Rateable Value effective from 1st April 2026 as follows:

> First Floor - £9,700 per annum

> Attic Floor - £6,500 per annum

Rates relief may be available to qualifying occupiers.

Energy Performance Certificate

The subjects currently have an EPC rating of "E"

Further information and a recommendations report are available to seriously interested parties upon 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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Mark McQueen

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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