

Ryden

TO LET

OPEN PLAN OFFICE WITHIN A
TRADITIONAL WEST END OFFICE
BUILDING WITH 19 PARKING SPACES
439.99 SQ M (4,736 SQ FT)



**33 ALBYN PLACE
ABERDEEN
AB10 1YL**

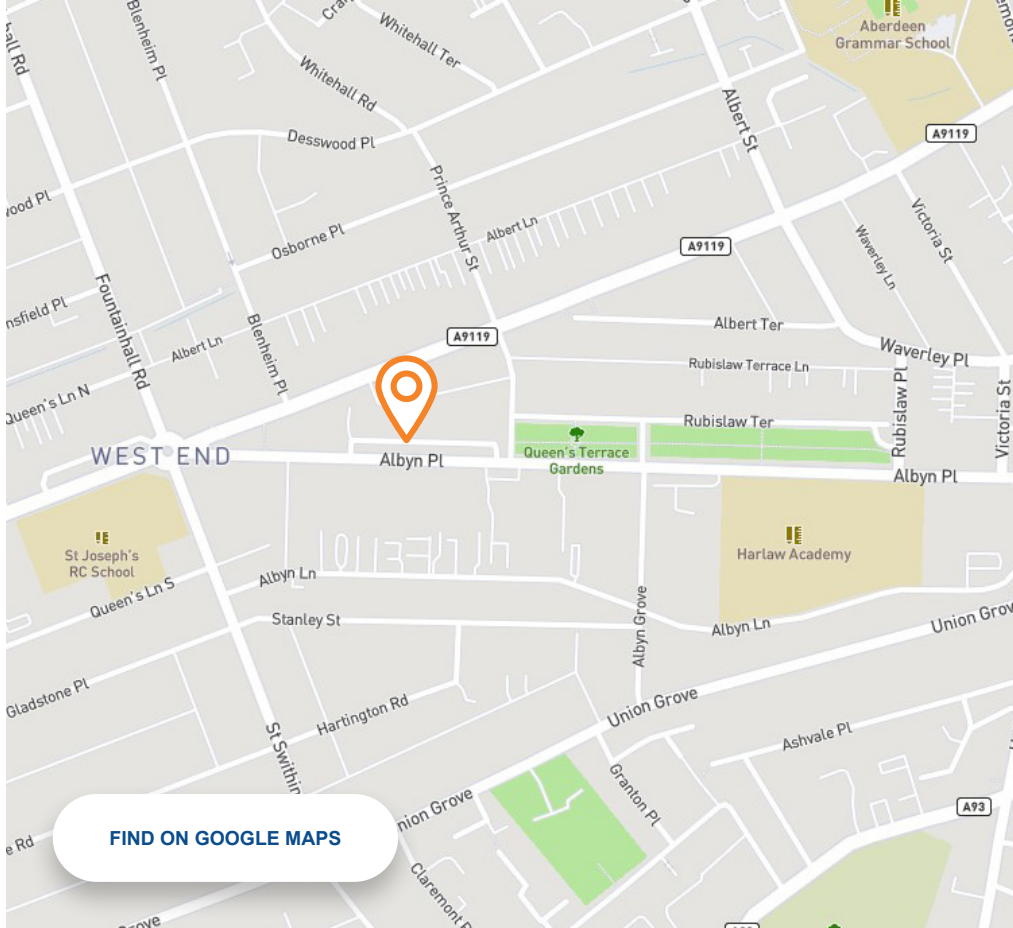
**EXCELLENT PUBLIC
TRANSPORT LINKS**

**19 DEDICATED PARKING
SPACES**

**PRESTIGIOUS WEST END
ADDRESS**

EXISTING FIT OUT IN SITU

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Situated in the heart of Aberdeen's prestigious West End, the property occupies a commanding position on one of the city's most sought-after business addresses. Just a short walk from Queen's Cross and within easy reach of the city centre and Union Street, it provides excellent connectivity whilst enjoying the refined character of the West End.

The immediate vicinity is home to prominent occupiers such as The Royal Bank of Scotland, Bank of Scotland, Johnston Carmichael, Savills and Shepherd Wedderburn. Further conveying the location's calibre and offering an attractive business environment for professional services.

With excellent public transport links and access to the city's major road network, the property is ideal for businesses seeking a distinctive, centrally-located office presence.

DESCRIPTION

The premises are arranged over three floors; lower ground, ground and first forming part of a traditional detached granite villa with an extension to the rear. The ground and first floors comprise a mix of open plan and cellular space, offering flexible layouts for a variety of business requirements.

Internally, the subjects consist of the following specification:

- A mix of open plan and cellular office configuration
- Existing fit out in the form of meeting rooms, boardroom and kitchen tea prep facility
- Gas central heating system
- Carpet flooring
- Modern light fittings
- Great levels of natural light

CAR PARKING

19 dedicated parking spaces are provided in the rear car park which is accessed from Albyn Lane.

EPC

Upon Application.

RENT

On Application.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	89.15	960
GROUND FLOOR	79.93	860
GROUND FLOOR (EXTENSION)	222.48	2,395
LOWER GROUND FLOOR (STORAGE)	48.42	521
TOTAL	439.99	4,736

LEASE TERMS

Our client is looking to assign or sub-lease their leasehold interest. The premises are held on a full repairing and insuring lease which runs until 10th July 2028.

Discussions for longer lease lengths are possible.

SERVICE CHARGE

A service charge is payable in respect of the maintenance of common parts and services. Details are available on request from the letting agents.

SITUATED IN THE HEART OF ABERDEEN'S PRESTIGIOUS WEST END





BUSINESS RATES

The subjects are entered in the Valuation Roll with the following Rateable Values, effective from 1 April 2023:

OFFICE	£74,500
BASEMENT (STORE)	£2,900
CAR PARKING	£13,500

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

ENTRY

Immediate, following the conclusion of legal missives.

VIEWING

For further information or to arrange a viewing, please contact the joint marketing agents.



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ABERDEEN
AB10 1YL**

**TO LET
TRADITIONAL
WEST END OPEN
PLAN OFFICE
SPACE WITH
PARKING
439.99 SQ M**

GET IN TOUCH

Please get in touch with our letting agents for more details.

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