

**TO LET**  
WEST END OFFICE WITH PARKING

**GRAHAM  
SIBBALD**



Lower Ground Floor  
1-3 Albyn Terrace  
Aberdeen, AB10 1YP

- Prestigious West End Location
- Net Internal Area: 59.63 sq. m (642 sq. ft)
- 2 dedicated parking spaces
- Rent - £8,000 per annum



**LOCATION**

1-3 Albyn Terrace is situated within the heart of Aberdeen’s West End. The property is prominently located at the eastern end of Albyn Terrace adjacent to the corner of Prince Arthur Street. The property overlooks Albyn Place, one of the city’s main arterial routes, and Queen’s Terrace Gardens. A variety of local amenities are situated within walking distance, including cafes, restaurants, and hotels. The city centre is easily accessible by foot with Union

Street, the city’s main retail thoroughfare, some 400m east of the property. The City’s train and bus stations are within 20 minutes walking distance whilst Aberdeen International Airport is approximately a six miles drive. Occupiers in close proximity include a large array of professional service firms and energy companies. To name a few; Royal Bank of Scotland, Bank of Scotland, Johnston Carmichael, Shepherd and Wedderburn LLP, Stronach’s LLP and Genisis Energies.



**DESCRIPTION**

The premises comprise an architecturally attractive Category B Listed building of granite and slate construction, together with a secure private car park and garages accessed via lane at the rear. Suite 3 is the only available within the building, and offers an open plan office space and secure storage room, accessible either through a private entrance on Albyn Terrace or internally from the rear car park. The buildings common areas have recently been refurbished, and there are shared kitchen and toilet facilities on the lower ground floor.

**ACCOMMODATION**

The subjects have been measured according to the RICS Code of Measuring Practice (6th edition) and extend to the following Net Internal Areas:

ACCOMMODATION	SQ. M.	SQ. FT.
Lower Ground Floor — Suite 3	59.63	642

The demise is highlighted in yellow within the floor plan.

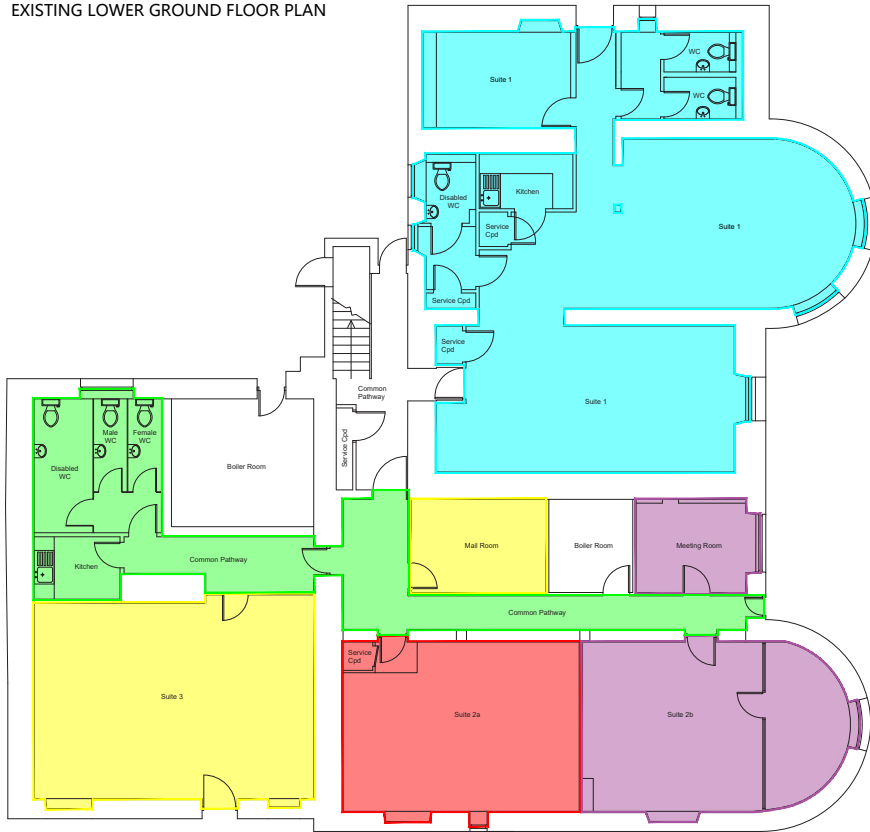
**RENT**

£8,000 per annum exc.

**LEASE TERMS**

The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated.

**EXISTING LOWER GROUND FLOOR PLAN**



**RATING**

The subjects are currently entered into the Valuation Roll with a Rateable Value of £7,500. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8 in the £. The subjects are eligible for 100% rates relief through the Small Business Bonus Scheme.

**ENERGY PERFORMANCE CERTIFICATE (EPC):**

The subjects have a current Energy Performance Certificate of TBC. Further details are available on request.

**VAT**

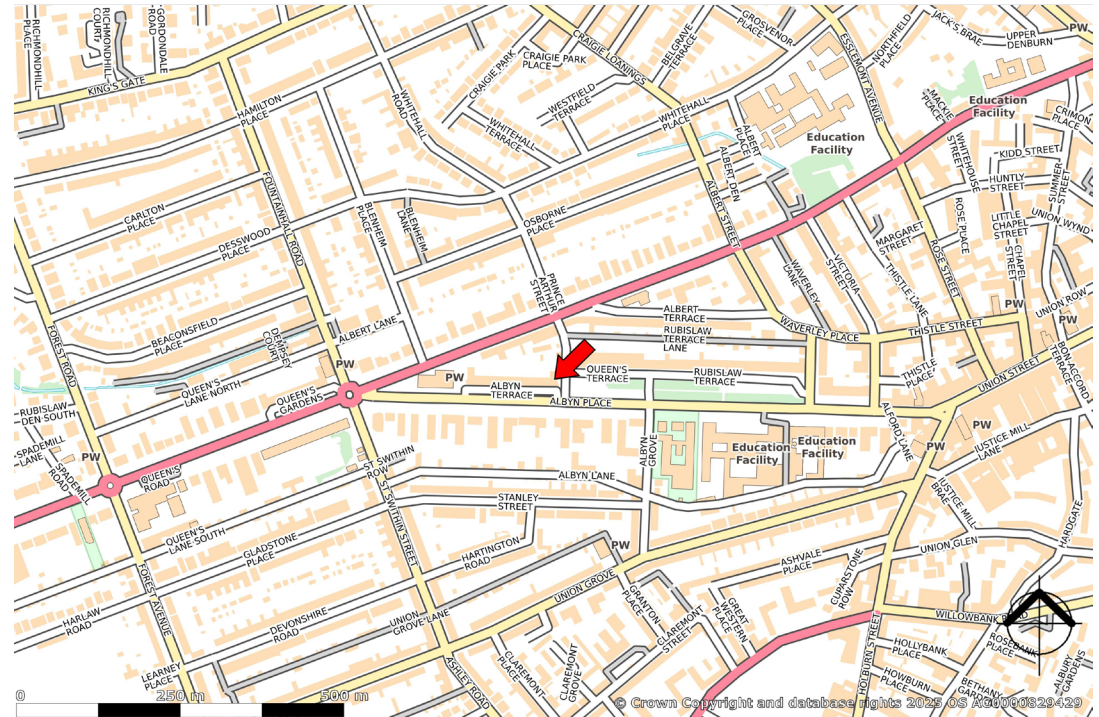
All figures quoted will be subject to VAT.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

**VIEWING:**

To arrange a viewing, or for further information, please contact the sole letting agents.



**To arrange a viewing please contact:**



**Euan Rolland**

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**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2025