

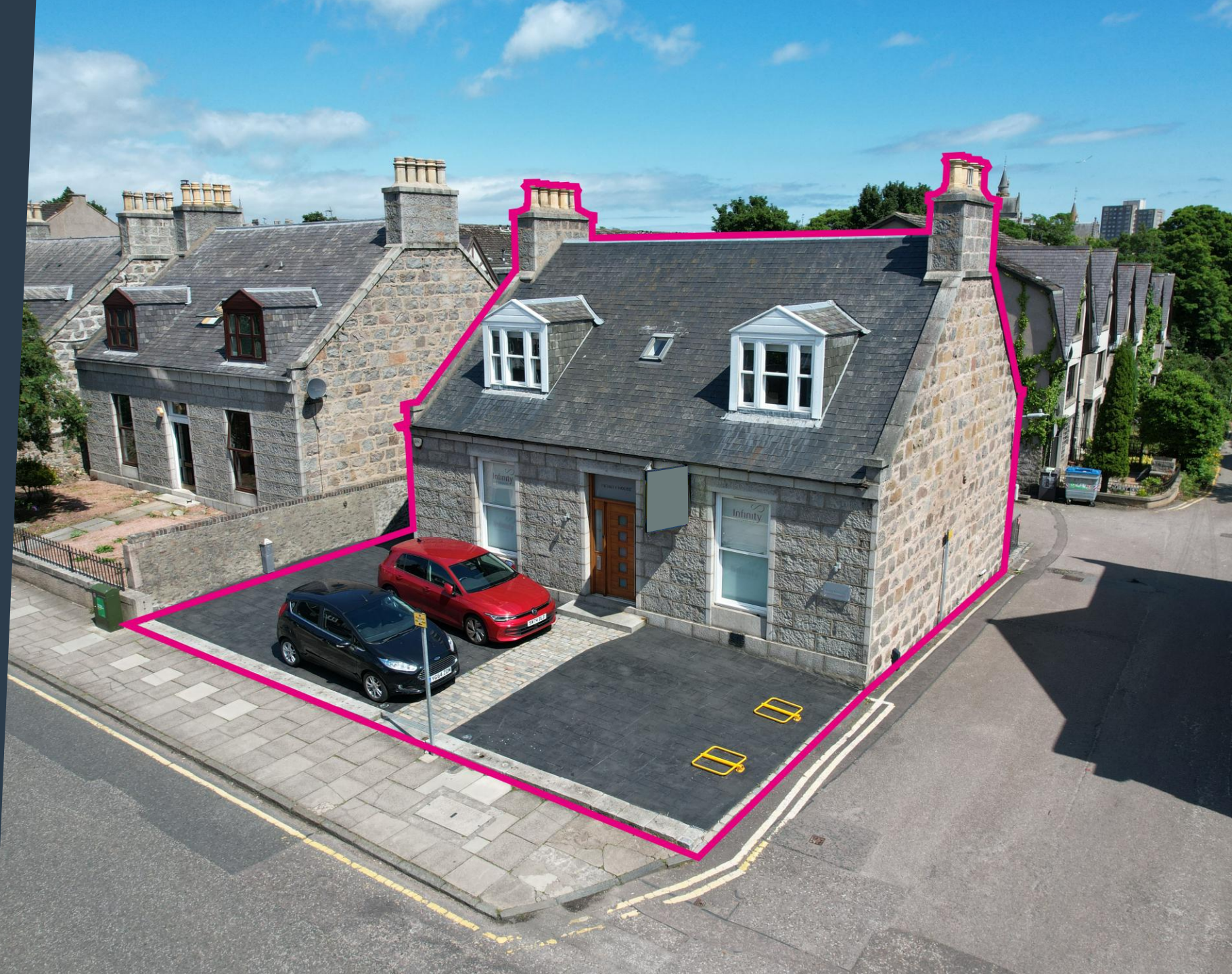
OFFICE TO LET

LANDED.
Real Estate

**37 Albert
Street**

Aberdeen, AB25 1XU

139.01 sq m (1,496 sq ft)



Location

The property is situated on the east side of Albert Street in the heart of Aberdeen's West End.

37 Albert Street is a 0.4 mile (8 minute) walk to Union Street, Aberdeen's main thoroughfare. North Anderson Drive (A90), the city's main arterial route, is located a short distance west which provides easy access top the north and south of Aberdeen.

Neighbouring occupiers include **Infinity**, **HUB North Scotland**, **Esson Properties**, **Mearns & Gill**, **Piper Sandler** and **Mackinnons**.

There is also a variety of amenities in the including The **Albyn Bar & Restaurant**, **Parx Café**, **Cafe at the Cross**, **No. 10 Bar & Restaurant**, **Kaizen.**, **Tesco** and **Sainsbury's**.

Description

The subject comprises a traditional detached granite office building arranged over two floors.

The office accommodation benefits from the following specification:

- Newly refurbished
- Raised access flooring
- Kitchenette
- LED lighting
- Dedicated reception
- High bay windows
- Central heating
- 8 car parking spaces







Accommodation

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Ground Floor	87.88	946
First Floor	58.25	627
TOTAL	146.13	1,573

Rent

£27,500 per annum, excluding VAT.

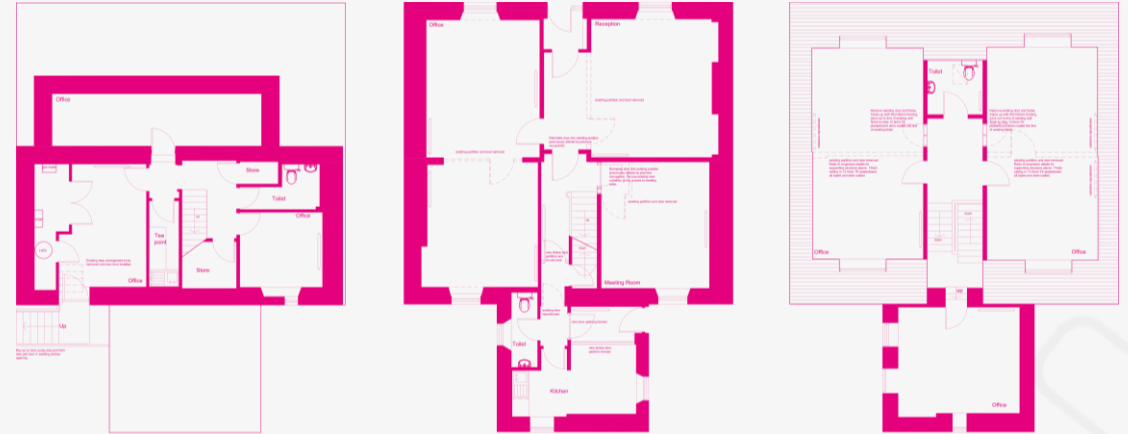
Rateable Value

The property is entered into the Valuation Roll as part of a larger entity. Any incoming occupier would have the opportunity to appeal the rateable value within 6 months of their occupation.

An estimate on the rates liability can be provided upon request.

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.



Energy Performance Certificate

EPC Rating – D

Further information is available upon request.

Entry

Immediate upon conclusion of missives.





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Viewings & Offers

For further information or viewings please contact the joint leasing agents:

David Gavan

07542 236 464

david@landed.realestate

Iain Landsman

07880 480 298

iain@landed.realestate

Mark McQueen

01224 202 800

mark.mcqueen@shepherd.co.uk

James Cavanagh

01224 202 800

james.cavanagh@shepherd.co.uk

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