

TO LET
WEST END OFFICE WITH PARKING



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 - £6,000 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.

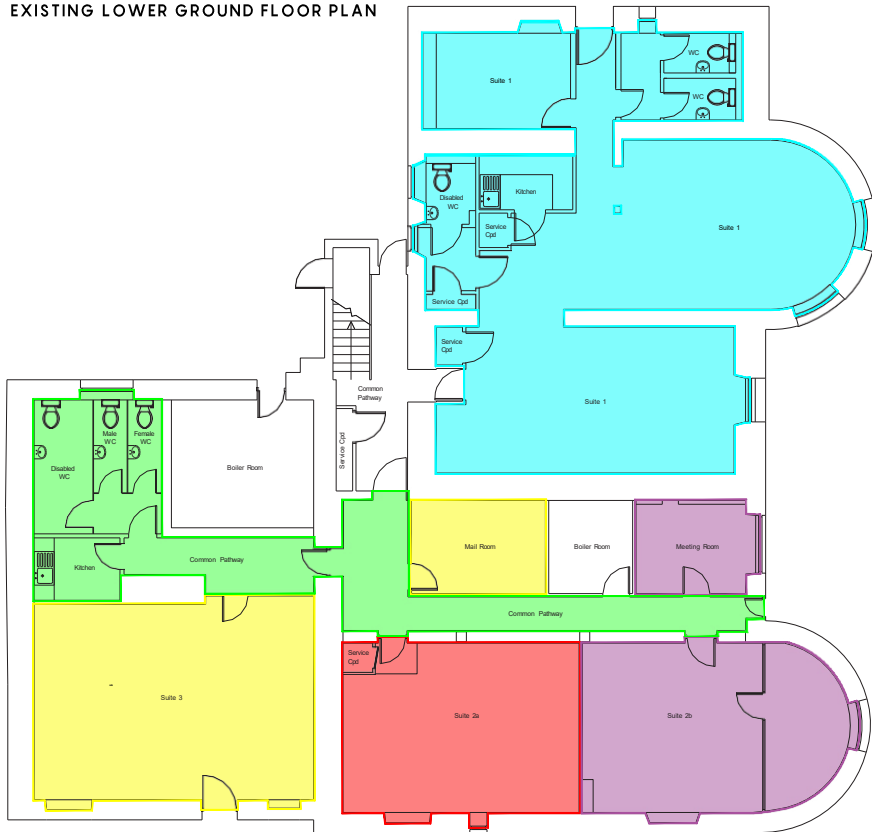
RENT

£6,000 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 2023/2024 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

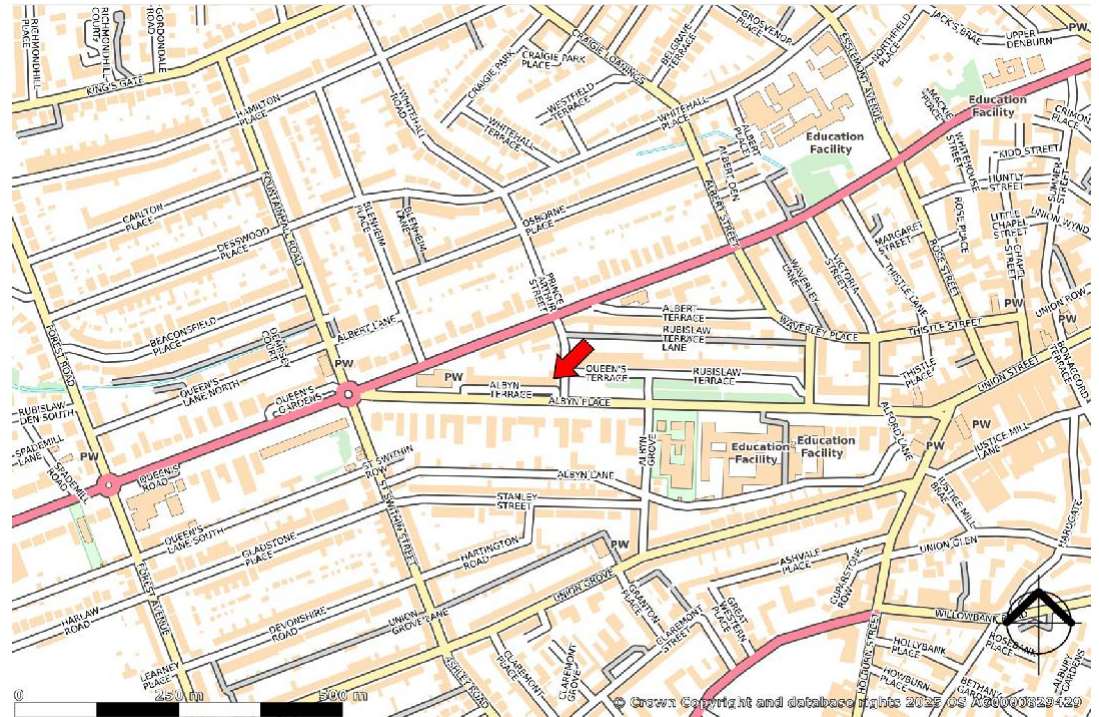
All figures quoted will be subject to VAT.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the transaction with the incoming 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:



Shona Boyd
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

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6. Date of Publication: November 2025