



ALBYN PLACE

ABERDEEN . AB10 1BR

TO LET

FULLY REFURBISHED
AND UPGRADED

EPC Rating:
A

FLEXIBLE OPEN PLAN
FLOOR PLATES

VARIOUS SUITES FROM 108 SQM
(1,162 SQFT) – 1,532 SQM (16,487 SQFT)





UNION PLAZA

UNION STREET

THE SILVER FIN

BON ACCORD
TERRACE GARDENS

THE CAPITOL

IQ BUILDING

CAFFE NERO

FOOD STORY

SAINSBURY'S

TESCO

BASKIN ROBINS

McGINTY'S

GRAPE & GRAIN

NUFFIELD HEALTH

COLLEGE BAR

HOLBURN STREET

3-5

ALBYN PLACE

THE ALBYN

UNION GROVE

RUBISLAW
TERRACE GARDENS



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LOCATION

The premises occupy an extremely prominent and high profile location on the south side of Albyn Place close to Holburn Junction within the West End office area of the City. The West End is home to a number of high profile office occupiers within the Energy, Professional services sector.

Union Street, the City's main commercial thoroughfare, is in close proximity resulting in access to excellent local amenities which include Starbucks, Tesco Express,

Sainsburys and numerous restaurant operations. The Silver Fin and Capitol office developments are also situated a short walk from the subjects on Union Street with Shell recently relocating to the Silver Fin further enhancing the area.

The premises
occupy an
extremely
prominent and
high profile
location

DISTANCE FROM



ABERDEEN
TRAIN STATION
0.8 miles
15 minute walk



ABERDEEN
AIRPORT
6 miles
17 minute drive



ABERDEEN
BUS STATION
0.8 miles
15 minute walk



ABERDEEN
CITY CENTRE
0.8 miles
15 minute walk



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DESCRIPTION

The property comprises of purpose built office building developed in the late 1990s. The building has a three storey section at the front built behind a granite façade under a slate roof and a modern 3 storey extension to the rear constructed with rendered concrete walls under pitched metal decked roof.

Internally, the premises provide open plan flexible office space which benefits from:

- Various suites from:
 - 108 sqm (1,162 sqft)
 - 1,532 sqm (16,487 sqft)
- W.C. facilities at each level
- Passenger lift serving each floor
- Raised access floors
- Suspended ceilings

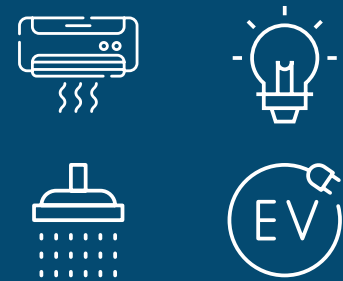
CAR PARKING

The premises benefit from secure, dedicated car parking spaces to the front and rear of the premises. The car parking spaces to the front can be accessed from Albyn Place via an intercom system with the car parking to the rear accessed by a barrier from Albyn Lane.

The accommodation benefits from 41 car parking spaces.

REFURBISHMENT

The premises have undergone a significant and comprehensive refurbishment to provide modern grade A office accommodation to include:



- New air conditioning system
- LED lighting throughout
- W.C. upgrade
- Shower facilities
- New carpeting throughout
- EV charging points
- New business lounge and reception area

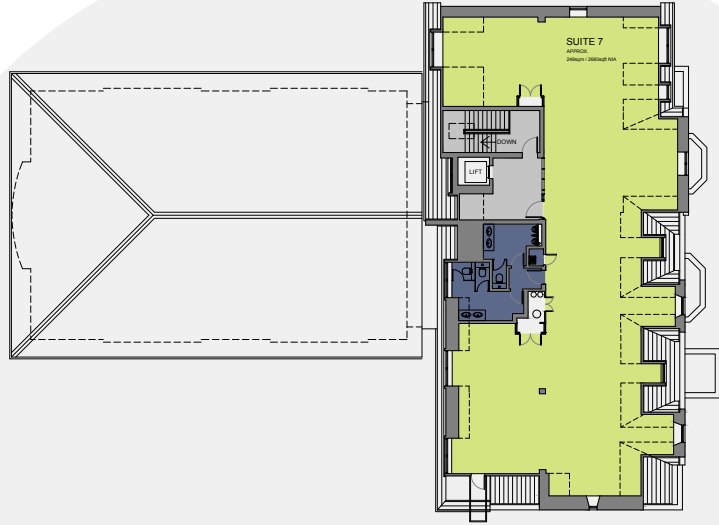


ACCOMMODATION

Suite	Floor	SQM	SQFT	Parking
Suite 1	LGF	301	3,239	8
Suite 2	GF	301	3,239	8
Suite 3	GF	LET		
Suite 4	GF	108	1,162	3
Suite 5	FF	303	3,261	8
Suite 6	FF	270	2,906	7
Suite 7	SF	249	2,680	7
Total		1,532	16,487	41

The above floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

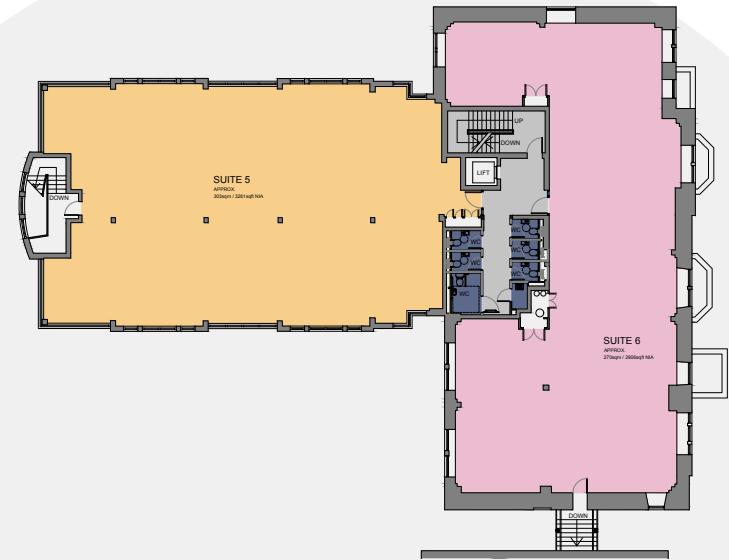
2



Second Floor

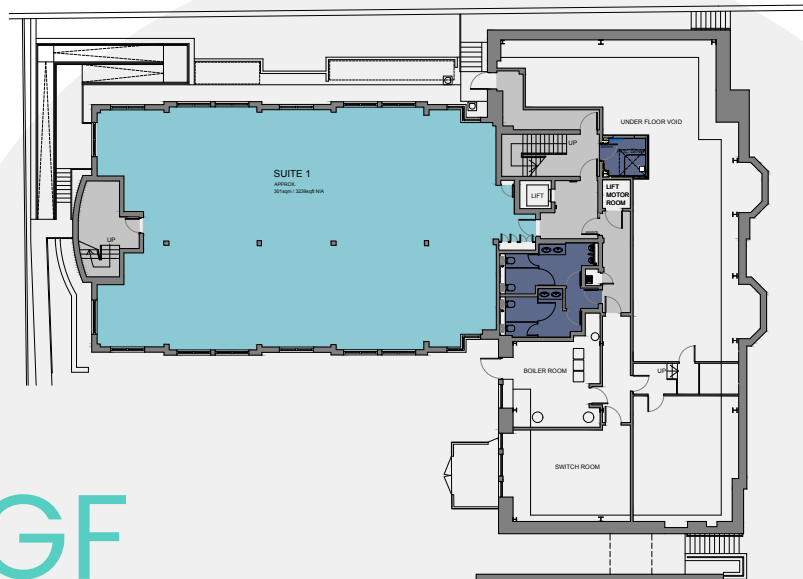
First Floor

1



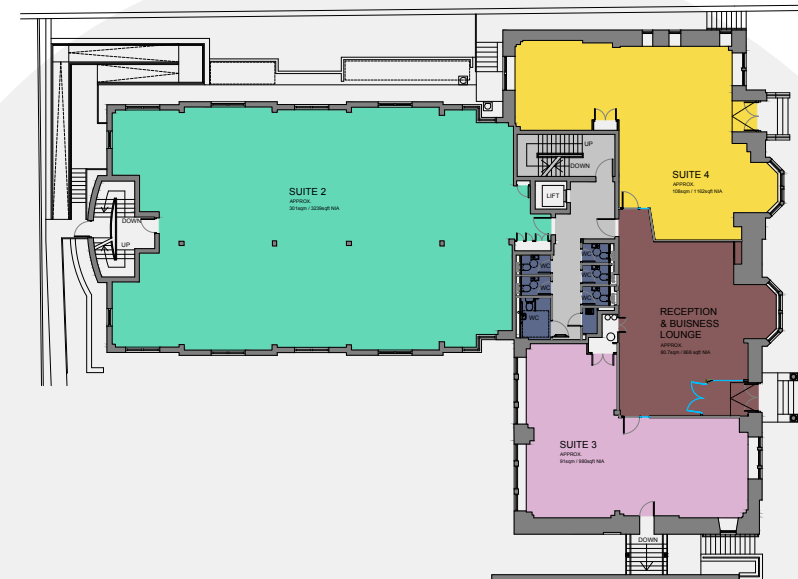
3-5

LGF



Lower Ground Floor

Ground Floor



GF



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RENTAL

Upon Application

LEASE TERMS

The suites are available on the basis of a new lease on Full Repairing and Insuring terms.

SERVICE CHARGE

There is a service charge for the upkeep and maintenance of the common areas of the development. Full details are available upon request.

RATING

The suites will require to be reassessed upon occupation, further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE:
The subjects have an EPC Rating of A.

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 this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.

ENTRY

Immediate entry is available.

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