

# TO LET/FOR SALE

## West End Offices

Competitive Rental Packages

Flexible Lease Terms

From – 45.15 SQM (486 SQFT)

To – 198.34 SQM (2,134 SQFT)

6 Car Parking Spaces

VIRTUAL TOUR 

**17 ALBERT STRET, ABERDEEN, AB25 1XX**

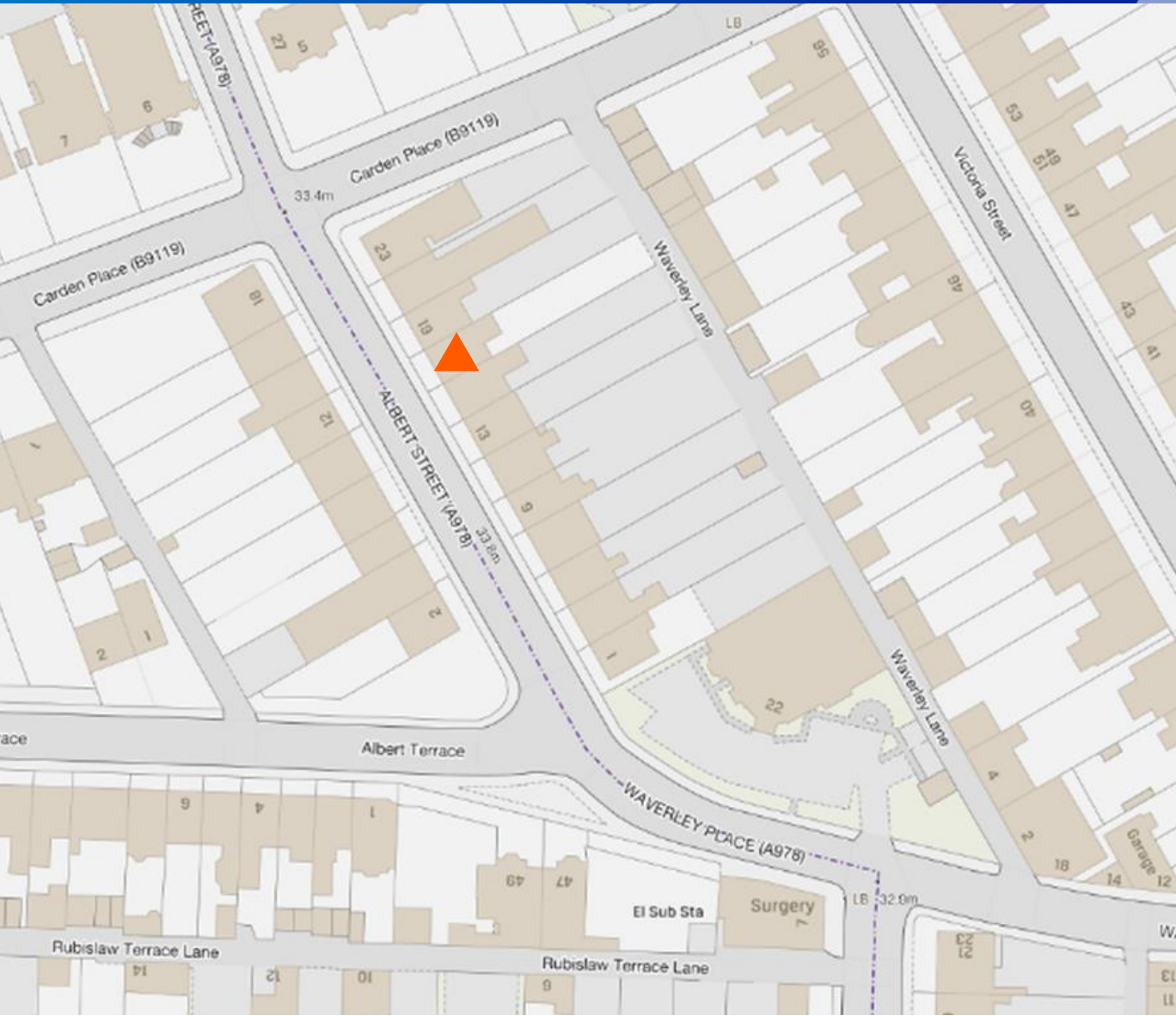
**CONTACT: Mark McQueen** mark.mcqueen@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**  
**Shona Boyd** shona.boyd@shepherd.co.uk





# Location

17 ALBERT STREET, ABERDEEN AB25 1XX



**The subjects are located on the east side of Albert Street between its junctions with Waverley Place and Carden Place situated within Aberdeen's prime West End office area.**

The property is well located to provide easy access to Union Street, Aberdeen's principal retail and commercial thoroughfare. In addition, the City's inner ring road system is easily accessible via Anderson Drive to the west.



## Description

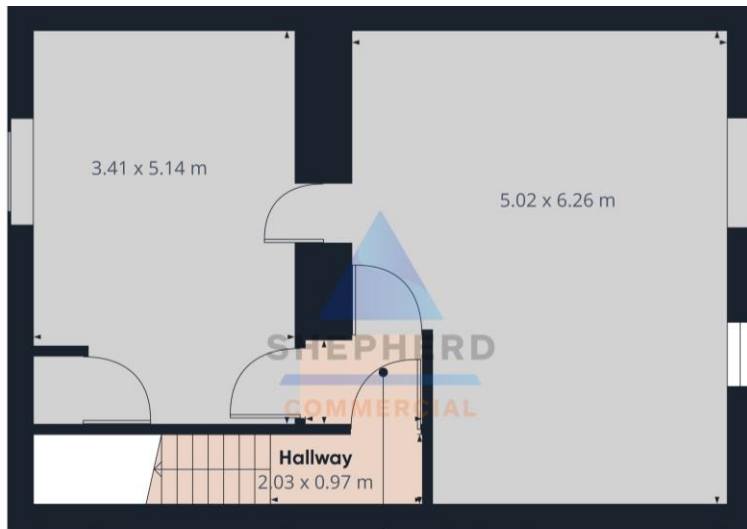


FIND ON GOOGLE MAPS

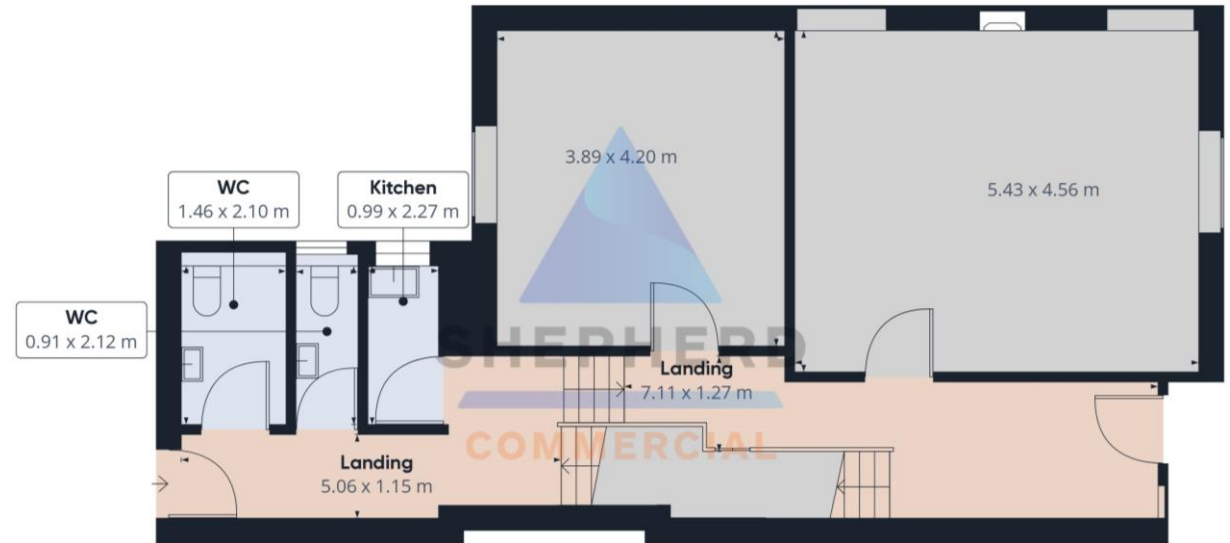


# Floor Plans

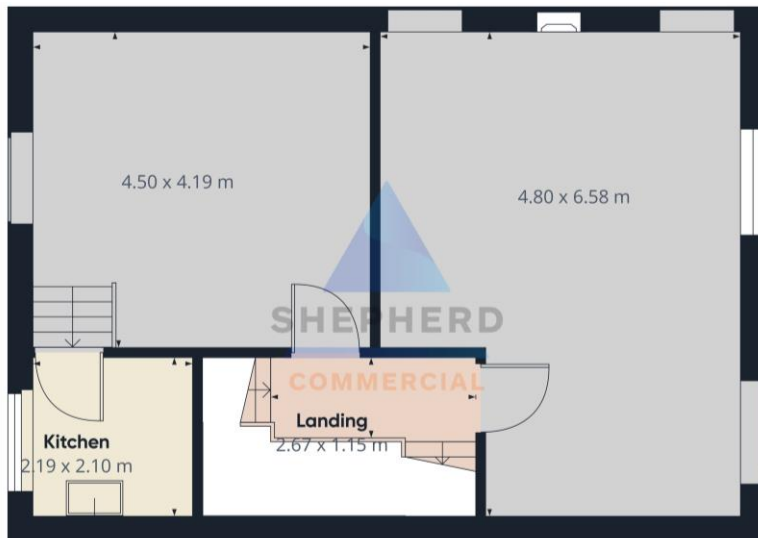
17 ALBERT STREET, ABERDEEN AB25 1XX



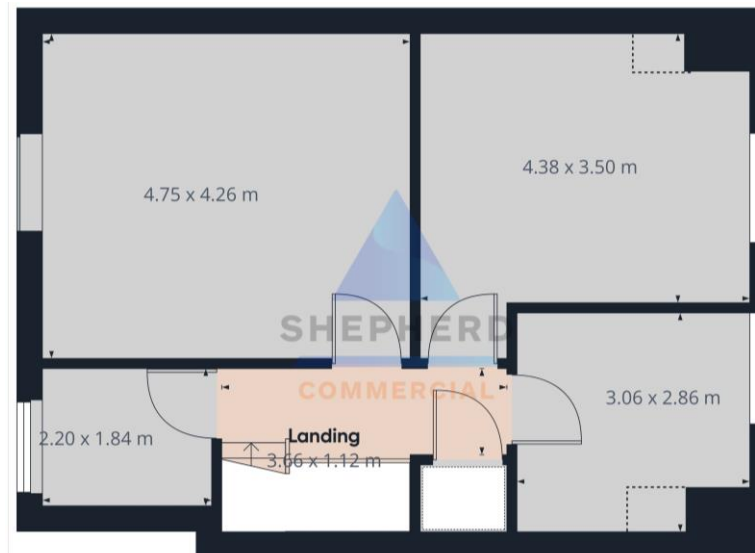
Lower Ground Floor



Ground Floor



First Floor



Second Floor



# Description

17 ALBERT STREET, ABERDEEN AB25 1XX



The premises are arranged over lower ground, ground, first and top floors of a traditional, mid terraced building of granite and slate construction.

The accommodation been carpeted throughout with the walls being papered and painted. Lighting is provided predominately by fluorescent light fittings and a gas central heating system has been installed. Kitchen and w.c. facilities are also present within the building.

## Car Parking

The premises benefit from 6 dedicated car parking spaces located to the rear of the premises.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Lower Ground Floor</b>	<b>49.45</b>	<b>532</b>
<b>Ground Floor</b>	<b>45.15</b>	<b>486</b>
<b>First Floor</b>	<b>54.30</b>	<b>584</b>
<b>Top Floor</b>	<b>49.44</b>	<b>532</b>
<b>Total</b>	<b>198.34</b>	<b>2,134</b>

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).



## Rental

	Rental
Lower Ground Floor	£8,000
Ground Floor	£7,500
First Floor	<b>£9,000</b>
Top Floor	<b>£8,000</b>
<b>Total</b>	<b>£32,500</b>

## Lease Terms

The subjects are available on the basis of a new lease of negotiable duration.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Energy Performance Certificate

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request.

## Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2023 as follows:

	Rateable Value
Basement	<b>£7,000</b>
1st Floor & Top Floor	<b>£15,500</b>
Ground Floor Part	<b>£4,400</b>
Ground Floor Part	<b>£2,700</b>
Car Parking	<b>£550 per space</b>

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates Relief may be available with further information available upon request.

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Mark McQueen**

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**Shona Boyd**

[Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk)

**Shepherd Chartered Surveyors**

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t: 01224 202800



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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