

WEST END OFFICE SUITES

- > FLEXIBLE TERMS AVAILABLE
- > CAR PARKING TO THE REAR
- > COMMUNAL BOARD ROOM ACCESS
- > MIX OF CELLULAR AND OPEN PLAN OFFICES
- >> FROM 502 – 1,077 SQFT



TO LET

4 ALBERT STREET, ABERDEEN, AB25 1XQ

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk
Ben Clark, ben.clark@savills.com 01224 971123 www.savills.com



West End Office Suites

LOCATION

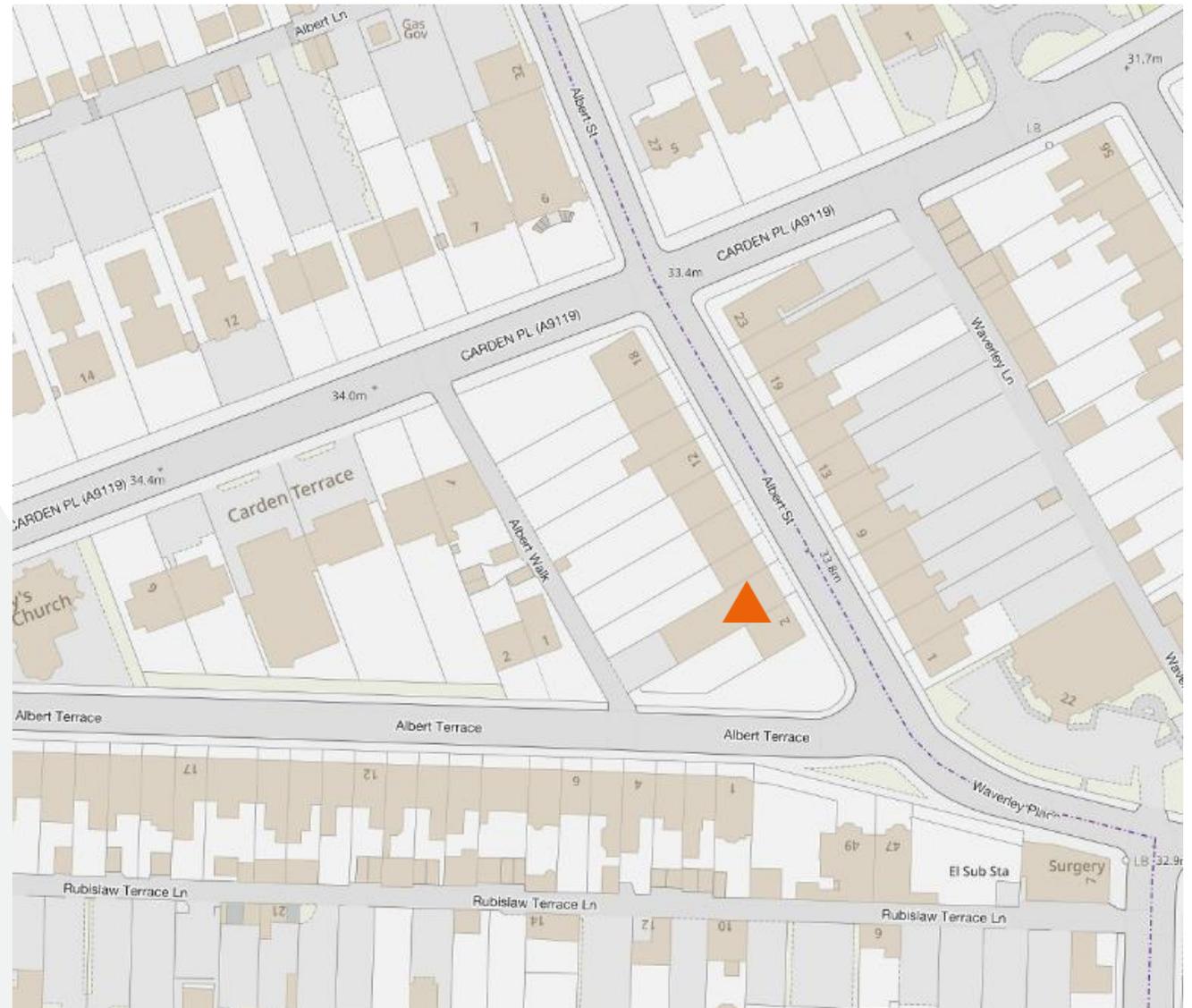
The subject property is located within the heart of Aberdeen's West End office district. Within a short walk of Union Street, Aberdeen's main commercial thoroughfare. The property benefits from an array of local amenity which includes but not limited to cafe's, restaurants, bars and shops.

DESCRIPTION

The subjects comprise a traditional mid-terraced granite building located across lower ground, ground and first floors. The building

also boasts a rear extension at ground floor level. The property includes a mix of open plan and cellular accommodation with access to a communal board room at ground floor level. Parking available at the rear of the property.

Internally, the premises offers a modern specification with carpet tiles, painted and plastered walls. Heating is provided by wall mounted radiators, served by a gas fired central heating system.



ACCOMMODATION	m ²	ft ²
Lower Ground Floor	46.64	502
First Floor	53.42	575
TOTAL	100.06	1,077

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

TERMS

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

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT.

RATING

The subjects are currently entered into the Valuation Roll at follows:

Lower Ground Floor - £7,000

1st Floor Rear – £2,900

1st Floor Front - £2,900

An ingoing occupier will have the opportunity to appeal the Rateable Value.

Fresh Start/Small business rates relief could be available with further details available upon request.

ENERGY PERFORMANCE CERTIFICATE

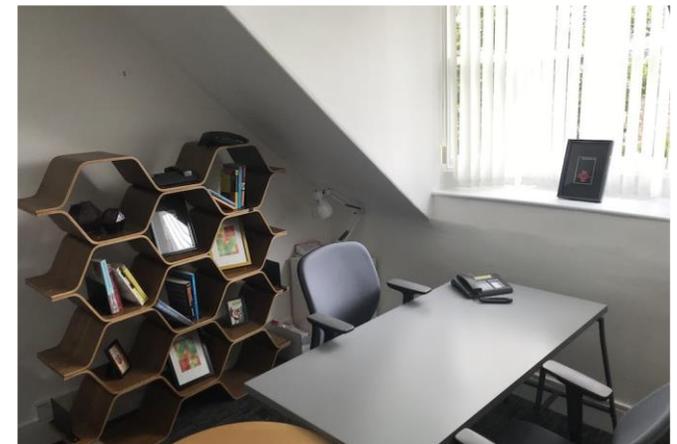
A recommendation report is available to seriously interested parties upon request.

ENTRY

Immediate entry available.

LEGAL COSTS

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



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

Shepherd Chartered Surveyors Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800
Savills, Ben Clark, ben.clark@savills.com, 01224 971123

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