



To Let / May Sell

FG[®] Burnett

41 Albyn Place

Aberdeen, AB10 1YN

452.81 sq.m | 4,874 sq.ft

- High quality, refurbished detached office building
- Generous car parking
- In the heart of Aberdeen's West End



All enquiries:
01224 572 661

fgburnett.co.uk



Location

Aberdeen is Scotland's third largest city with a population of approximately 225,000 and a regional catchment population of over 500,000. It's status as the Energy Capital of Europe has been established for over 40 years and is set to continue with a new wave of investment into all types of renewable energy, utilising its skilled workforce and onshore/offshore infrastructure.

The property is located within the heart of the west end office district of Aberdeen. More specifically, the property is located on the south side of Albyn Place in close proximity to Queens Cross roundabout.

The surrounding area accommodates a variety of occupiers from the energy, finance and professional sectors. Nearby occupiers include Rosen (UK) Ltd, Royal Bank of Scotland, Bank of Scotland, Shepherd and Wedderburn, Virgin Money and Azets.

There is a vast array of local amenity nearby, including Cognito at the Cross, Figment, Co-Op, Spar, JG Ross, The Dutch Mill Hotel & Restaurant, No.10 Bar & Restaurant, The Albyn, and Parx Café.

Description

The property comprises an imposing traditional detached villa, with a modern, single-storey rear extension. The original building is of granite pointed stonework under a pitched roof clad in slate which features dormer projections. The rear extension is of modern block construction under a pitched slated roof. Access is provided off Albyn Place along with additional access from the rear car park.

Internally, accommodation within the traditional building comprises a variety of cellular offices, boardroom and welfare facilities over lower ground, ground and first floors. The property has been refurbished to a high standard throughout. Floors are of suspended timber, carpeted over, walls and ceilings are of painted plaster. Generous natural daylight is provided by way of large single glazed sash and case windows, while artificial lighting is provided by a mix of Category 2 fluorescent and LED light fixtures. Power and data (Category 5E) cabling are provided throughout by way of a mix of wall sockets and integrated floor boxes.

Description (cont.)

Tea prep facilities are located on each floor, and feature LVT flooring, modern white wall and base units, stainless steel integrated sinks, boiling water taps, and dishwashers at all floors. WC's are provided on the ground and lower ground levels, with the lower ground floor also providing a shower room.

The rear extension comprises modern open plan accommodation with three partitioned meeting rooms. The extension provides raised access flooring with floor boxes, carpeted over, painted plaster walls and ceilings, and LED light fittings throughout.

Heating is by way of a gas fired wall mounted radiator system throughout the whole building. Several rooms are served by air conditioning units.

There is car parking at the front and rear of the property, with spaces for 18 cars providing a very generous ratio of 1:270 sq.ft.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Lower Ground Floor	80.83 sq.m	870 sq.ft
Ground Floor	125.33 sq.m	1,349 sq.ft
Ground Floor Ext	168.71 sq.m	1,816 sq.ft
First Floor	77.95 sq.m	839sq.ft
Total	452.81 sq.m	4,874 sq.ft

Rent

Our client is seeking rental offers in the region of £90,000 per annum exclusive of VAT.

Lease Terms

The accommodation is available on flexible lease terms. Any medium to long lease will incorporate periodic upward only rent reviews.

Price

On application

Rateable Value

The Rateable Value effective from 1 April 2023 is £87,500.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Copy available on request.

VAT

VAT will be payable in addition to the sale price on monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

All offers should be submitted in writing to the sole agent.

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