



FG[®] Burnett

To Let

Garden Suite, 33 Albyn Place

Aberdeen, AB10 1YL

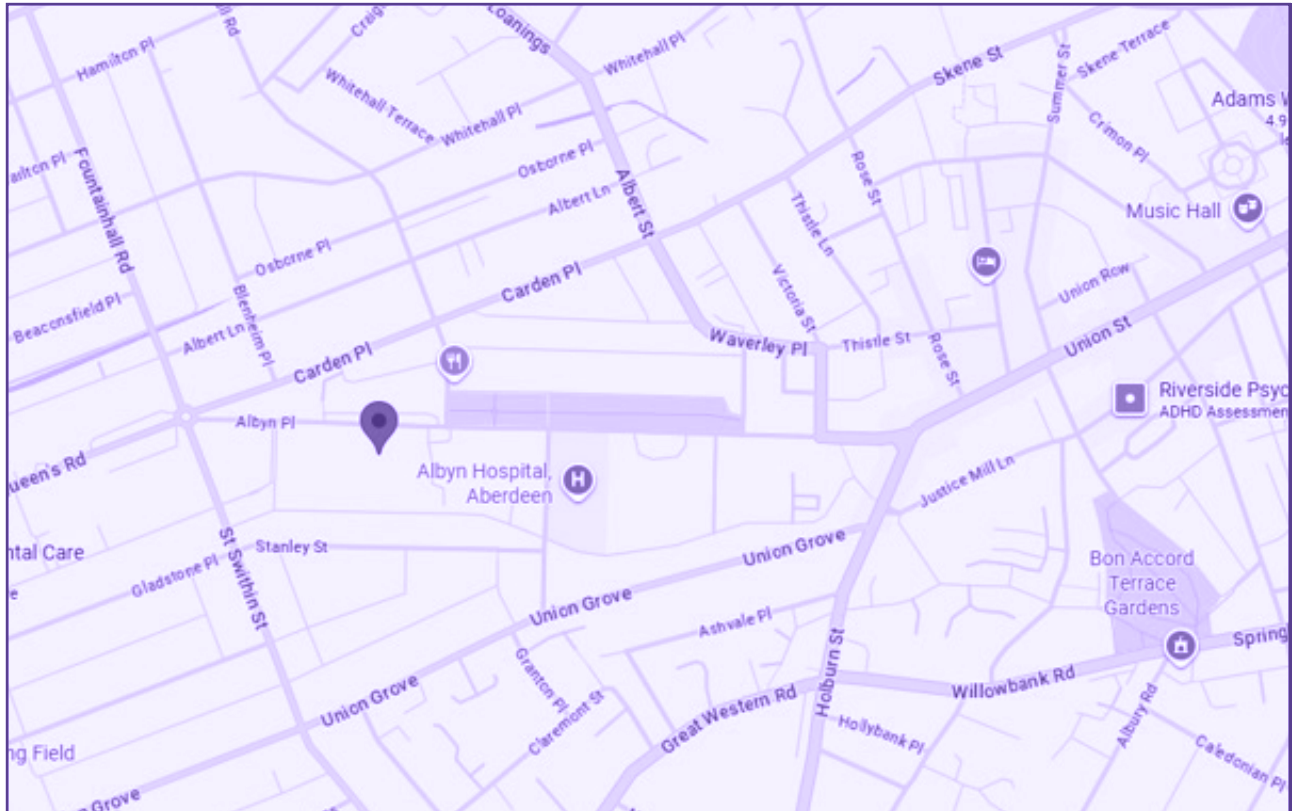
35.4 sq.m | 381 sq.ft

- Well Located West End Office Suite with Parking
- May qualify for 100% rates relief under the small business bonus scheme

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is situated on the south side of Albyn Place in the heart of Aberdeen's prestigious West End office district, placing it conveniently for access to both Union Street and Queen's Road, which is the primary thoroughfare to Aberdeen's ring road at Anderson Drive. The nearby vicinity hosts a mix of office and residential uses, with the traditional granite terraces of Aberdeen Carden Place, Albyn Place, and Rubislaw Terrace accommodating a well-established professional business community.

Surrounding occupiers include: Space Solutions, Mackinnons, Accord Energy Solutions, Azets, Johnston Carmichael, Stronachs, and Nexos.



Description

The property occupies the lower ground floor of a traditional, detached granite and slate building with a modern two storey extension to the rear. The suite can be primarily accessed from the lower ground front entrance, however access can also be taken via the rear car park entrance. The suite benefits from access to shared kitchen facilities and dedicated male and female WC's on the lower ground floor.

Internally, the suite offers modern open-plan accommodation with good levels of natural daylight, complemented by LED lighting. The floors are finished with carpet tiles, while the ceiling features a suspended ceiling grid. The walls are predominantly painted plasterboard, with selected areas enhanced by timber panelling incorporating integrated accent lighting. This feature can either be retained or removed and returned to a white box finish to suit an incoming occupier's requirements.

Heating is by way of a gas-fired central heating system.

Parking

There are 2 dedicated car parking spaces with the suite, split across the front and rear car parks.

Accommodation

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

Lower Ground Floor 35.4 sq.m 381 sq.ft

Rent

£10,000 per annum, exclusive of VAT.

Lease Terms

Flexible terms available for a duration to be agreed. Any long-term lease agreement will be subject to periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a Rateable Value of £5,100 effective from 1st April 2026 for the Garden Suite.

The 2 car parking spaces are separately rated at £1,500.

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

C37. Copy available on request.

VAT

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

Service Charge

A Service Charge will be payable for the maintenance and repair of the common areas. Also included within the Service Charge is the cost of utilities to the suite (electricity and gas).

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

From 30th November 2026.





Viewings & Offers

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

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