

4 ALBERT STREET

Aberdeen, AB25 1XQ



Key Highlights

- Mix of cellular and open plan office space
- Car park to the rear
- Prime West End Address
- Lower Ground, Ground and First Floors
- 2,551 Sq. ft (237.3 Sq. m)
- Offers from £350,000

SAVILLS ABERDEEN
37 Albyn Place
Aberdeen, AB10 1YN

+44 (0) 1224 971 111

savills.co.uk

savills

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 building comprises of a traditional mid-terraced granite building located across lower ground, ground and first floors. The building boasts newly re-carpeted and re-decorated rear extension at ground floor level which houses open plan office space for the building. The lower ground and first floors feature office space of a more cellular nature. The ground floor also features boardroom and meeting room space for the premises.

The building offers a modern specification featuring carpet tiles with painted and plastered walls throughout. Heating for the building is provided by wall mounted radiators and served by a gas fired central heating system.

Car parking is located to the rear of the building and can be accessed through a corridor on the ground floor.

Accommodation

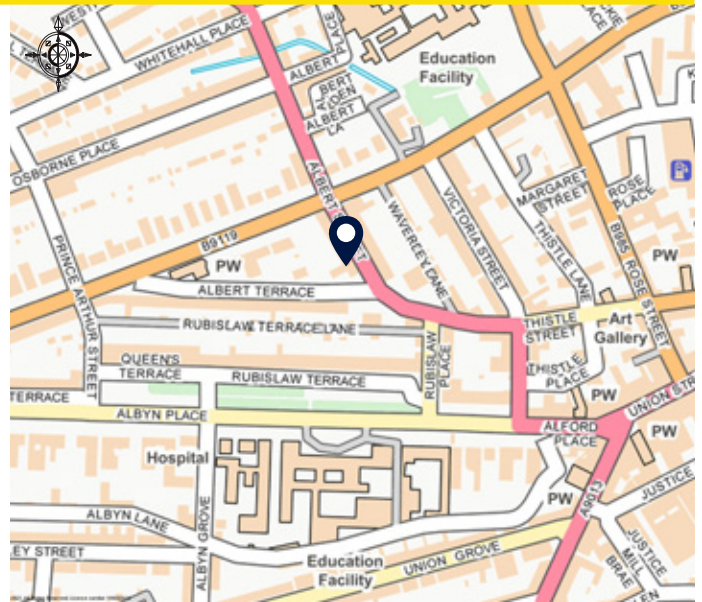
FLOOR AREA	SQ FT	SQ M
Lower Ground Floor	502	46.64
Ground Floor	1,474	137.20
First Floor	575	53.42
Total floor area	2,551	237.26

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any LBTT and Registration Dues, if applicable.

Price

Offers from £350,000



Rateable Value

The property is currently entered into the valuation roll as follows:-

Rateable Value £45,650 effective of 1st April 2023.

It should be noted that this value includes car parking spaces to the rear.

VAT

All prices quoted on in the schedule are exclusive of VAT

Viewings

Strictly by arrangement through the joint agents, to whom all offers should be submitted in Scottish Legal Form.

Contact

Ben Clark
+44 (0) 1224 971 123
ben.clark@savills.com

Dan Smith
+44 (0) 1224 971 134
dan.smith@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | July 2024

savills