

37 Albyn Place

ABERDEEN
AB10 1YN

TO LET

OPEN PLAN OFFICE
SUITE WITH HIGH
QUALITY FIT OUT
LOCATED AT A
PRESTIGIOUS WEST
END ADDRESS

**Ground Floor Rear:
276.9 sqm / 2,980 sqft**

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LOCATION

The property is located in the heart of Aberdeen's West End office district on the South side of Albyn Place with rear car park access from Albyn Lane.

Occupiers in close vicinity include; RBS, Johnston Carmichael, Bank of Scotland, Virgin Money, Ascot Lloyd, Savills and Azets. There are also bars, sandwich shops, convenience stores and eateries nearby and Union Street, the City's principal retail thoroughfare, is only a short walk away. The exact location of the premises can be shown on the street map above.



DESCRIPTION

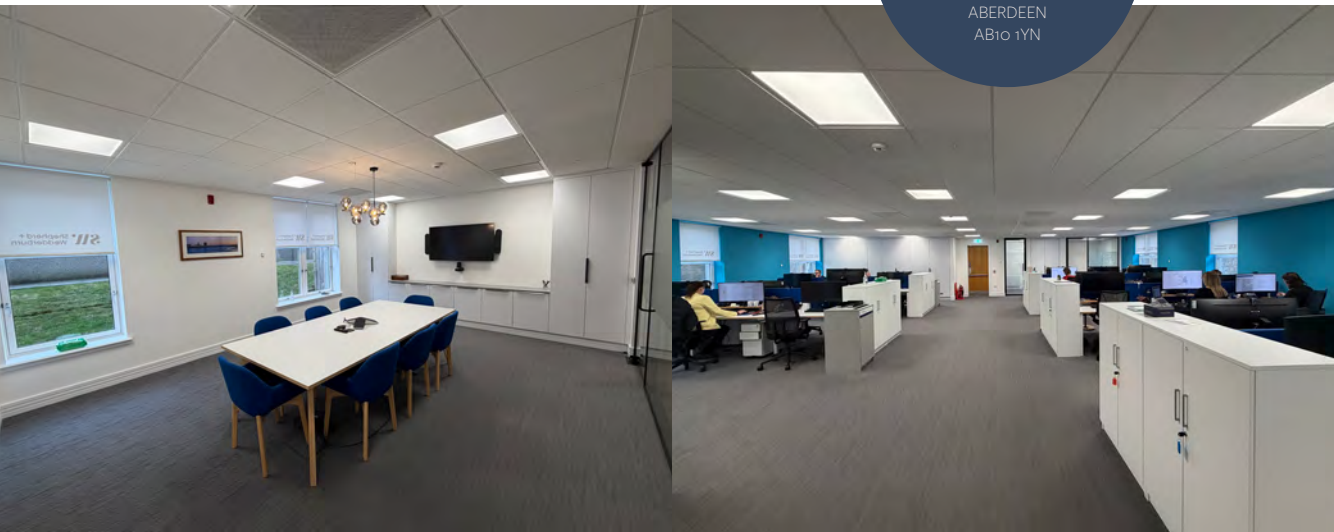
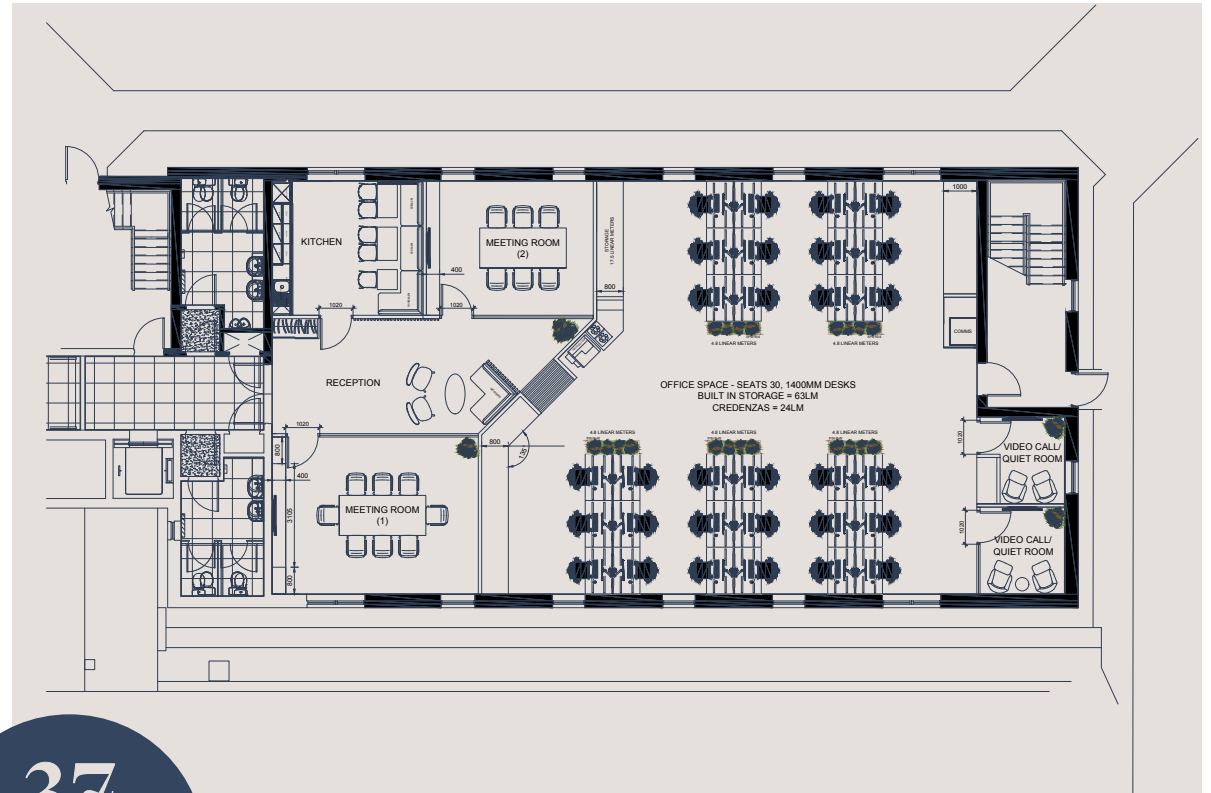
The whole building has been comprehensively refurbished offering a flexible, modern working environment.

Communal meeting, kitchen breakout and shower facilities are also provided. The suite is located on the ground floor of a 3 storey extension to the rear of the building. Internally the suite currently benefits from a high quality fit out which the landlord can also reinstate to open plan condition.

Specification includes:

- Air Conditioning
- LED lighting
- Carpet flooring
- 1x boardroom
- 1x meeting room
- 1x demised kitchen with break out space
- 2x private meeting / zoom rooms
- open plan desk space

Externally The building comprises an attractive, detached 19th Century former townhouse of granite construction under a pitched slated roof with timber sash and case windows.



CAR PARKING

The suites have dedicated parking spaces to the front and rear of the property accessed via Albyn Lane.

Suite 2 - 9 spaces

Any ingoing tenant will also have the ability to claim two additional on-street parking permits available from Aberdeen City Council at an additional cost and by separate negotiation with Aberdeen City Council direct.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived:

Suite 2 – 276.81sq.m / 2980 sq.ft

BUSINESS RATES

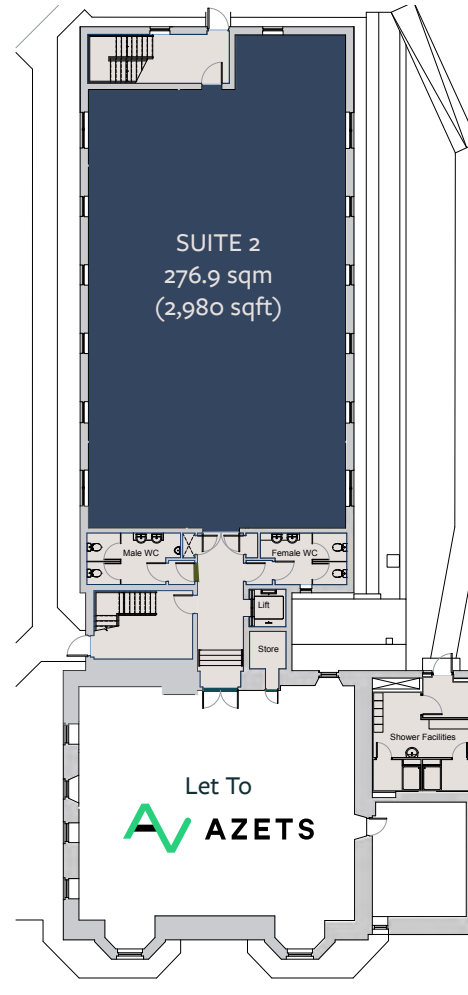
The suite is currently entered in the Valuation Roll with a rateable value of; £54,000. The 2026 draft value is £64,000.

LEASE TERMS

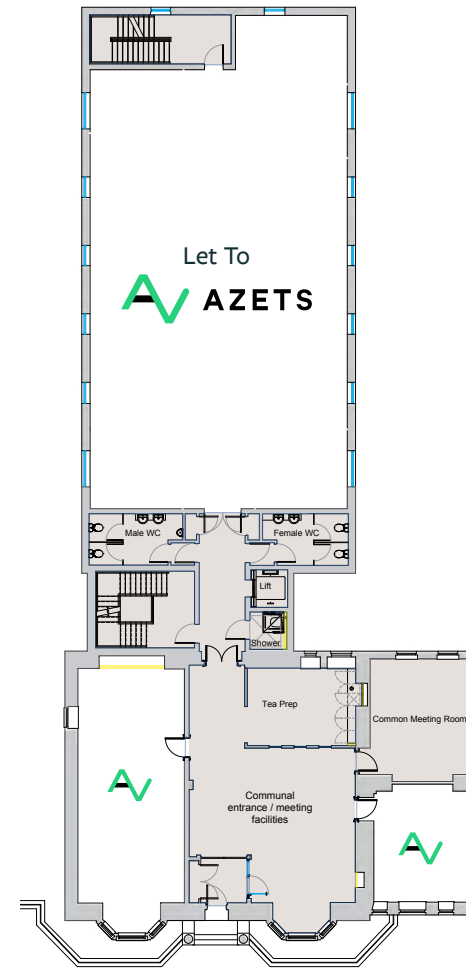
The subjects are available on the basis of a new full repairing and insuring lease. Flexible terms are available. Any medium/long term leases will provide for upward only rent reviews at periodic intervals.



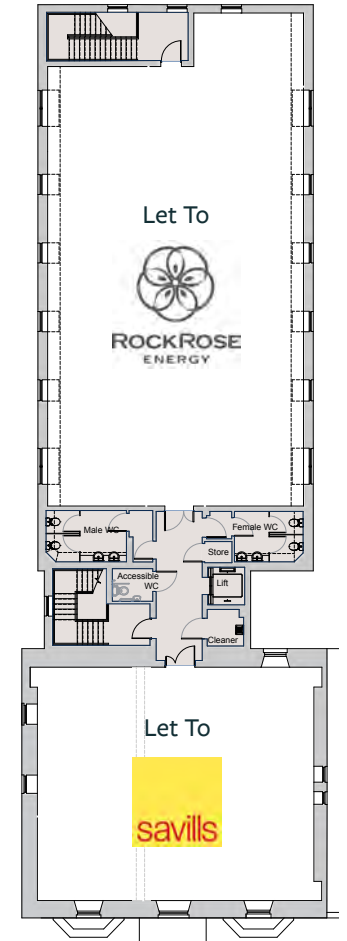
Lower Ground Floor -
Proposed Layout



Ground Floor -
Proposed Layout



First Floor -
Proposed Layout



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● Suite 2 To Let
● Communal Areas

RENT

On application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC rating of B.

A copy of the EPC and Recommendation Report can be provided upon request.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VIEWING

Please contact

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Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that:(i) Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. February 2026.



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