

# Lot 26, 8 Albert Place, Aberdeen,

**AB25 1RG**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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## Property Information

### Heritable Office Opportunity

- Modern Office Building in Aberdeen City Centre
- Planned over Part Ground and First Floors with Two Entrances Totalling Approximately 222.30 sq m (2,392 sq ft)
- Potential Residential Redevelopment (Subject to Consents)
- Accommodation includes reception, kitchen, WCs, cellular offices & board room
- Redevelopment potential (subject to consents)
- VAT Free

#### Lot

26

#### Auction

13th February 2025

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 67 miles north-east of Dundee
- Roads** A90, A96
- Rail** Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles west)
- Air** Aberdeen International Airport (6.5 miles west)

### Situation

Albert Place is located off Albert Street in the west end of Aberdeen city centre. Union Street is a short distance away to the east. The immediate areas benefits from a mix of residential and commercial uses and occupiers. Nearby commercial occupiers include Mackinnons Solicitors, Infinity Accountants, Mearns and Gill and , Castlehill Housing.

### Tenure

Heritable.

### Description

Comprising a modern office building which is planned over part ground and first floors. Access is at ground floor level from two entrances. There is a small garden area to the side of the property

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	66.00	(710)	VACANT
First	Office	156.30	(1,682)	
<b>Total</b>		<b>222.30</b>	<b>(2,392)</b>	

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Heritable Office Opportunity

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## Contacts

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