



VIDEO
TOUR

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HIGH QUALITY WEST END OFFICE SUITES

- > REFURBISHED TO A HIGH STANDARD
- > FROM – 51.66 SQM (556 SQFT)
- > TO – 267.26 SQM (2,877 SQFT)
- > SECURE CAR PARK TO REAR

TO LET

16 RUBISLAW TERRACE, ABERDEEN, AB10 1XE

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**SHEPHERD**
COMMERCIAL

LOCATION

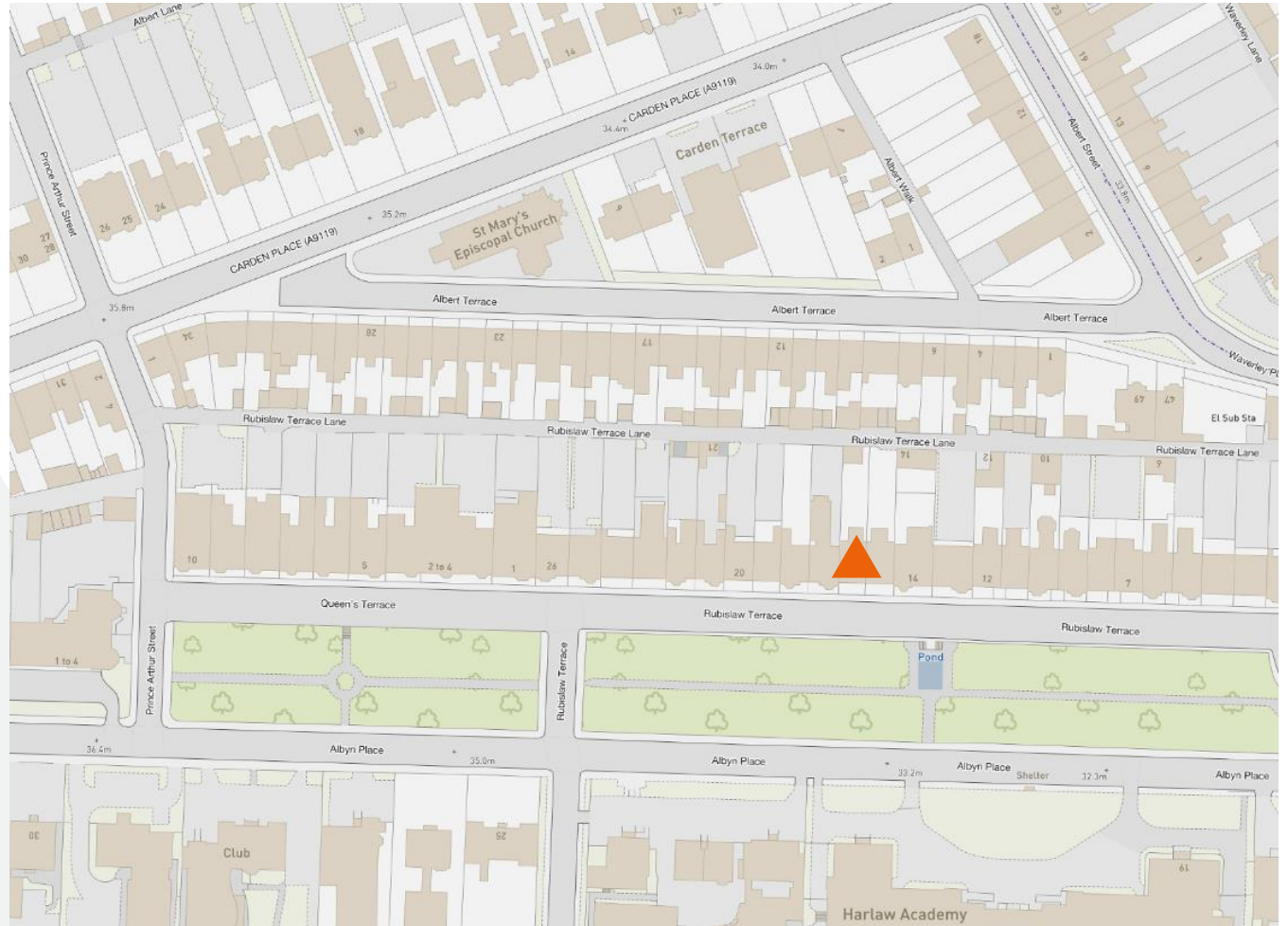
The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prime West End office district. Rubislaw Terrace is one of the most prestigious office addresses within the City and is also in close proximity to Union Street, Aberdeen's main commercial and retail thoroughfare. Accordingly, the premises provide excellent access to the City Centre and all parts of the City.

DESCRIPTION

The subjects comprise of a traditional mid terrace building of granite and slate construction. The accommodation is arranged over lower ground, ground, first and top floor levels and provides good cellular office accommodation

The premises are fitted to a high standard and have been upgraded to include:

- > Full Carpet Replacement
- > Decoration throughout
- > Modern LED lighting
- > Installation of kitchen area
- > High quality W.C. facilities and shower facilities
- > New gas central heating boiler •
- > New double glazed windows
- > Overhaul of external fabric



ACCOMMODATION	m ²	ft ²
Lower Ground Floor	77.30	832
Ground Floor	64.46	694
First Floor	73.84	795
Top Floor	51.66	556
TOTAL	267.26	2,877

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

SUB-DIVISION

The subjects are available on a floor by floor basis.



FLOOR	RENTAL
Lower Ground Floor	£13,500
Ground Floor	£14,000
First Floor	£16,000
Top Floor	£10,500
TOTAL	£54,000

LEASE TERMS:

The subjects are available on the basis of a new lease of negotiable duration.

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll as a office at a rateable value of £46,250.

Rates Relief may be available with further information available upon request.

An ingoing occupier will have the opportunity to appeal this figure.

SERVICE/MANAGEMENT CHARGE

There shall be a service and management charge for the upkeep and maintenance of the common areas, further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'D'.

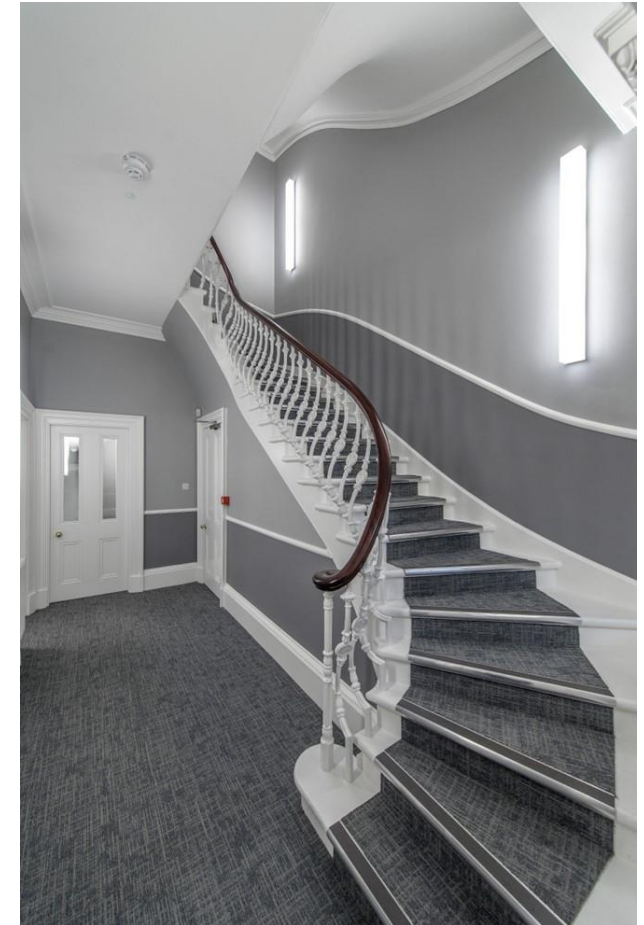
Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



For further information or viewing arrangements please contact the sole agents:

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www.shepherd.co.uk

