

WEST END OFFICE PREMISES

- > PRESTIGIOUS WEST END ADDRESS
- > 5 PARKING SPACES
- > 183.1 SQM (1,971 SQFT)
- > WIDE ARRAY OF LOCAL AMENITY

To Let To Let
Office Building
5 Parking
183.1 SQM (1,971 SQFT)
01224 971111 01224 971111

TO LET/ FOR SALE

2 RUBISLAW PLACE, ABERDEEN, AB10 1XN

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2 RUBISLAW PLACE, ABERDEEN, AB10 1XN

LOCATION

The subjects occupy a prominent location within Aberdeen's West End office area. The property is located near the to where Rubislaw Place meets Albyn Place and also overlooks Rubislaw Gardens. Union Street, the main commercial and retail thoroughfare for the City is within easy reach resulting in all local amenities being in close proximity along with access to public transport. The main trunk road network is readily accessible via Anderson Drive (A90) located to the west of the subjects.

The location is home to a number of office occupiers including Add Energy, Exceed, The Law Practice and Russell Gibson.

DESCRIPTION

The property is a Category B Listed mid-terraced town house of traditional granite and slate construction incorporating dormer projections, arranged over lower ground, ground, first and second floors. The building is configured to provide good sized office areas throughout along with w.c. facilities at ground floor area along with tea making facilities. The building is carpeted throughout with painted plasterboard walls. Lighting is provided by category 2 lighting and heating from a gas fired central heating system.

REFURBISHMENT

A refurbishment of the premises can be undertaken prior to occupation.

VIDEO TOUR

Click [here](#) for video tour of the property.

CAR PARKING

The subjects benefit from a dedicated car park to the rear accommodating 5 vehicles.

LEASE TERMS AND RENTAL

The subjects are available on a new, flexible lease at a rental of £38,500 per annum exclusive of VAT at the prevailing rate.

PRICE

Overs over £350,000 are sought.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £41,500. We would point that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'F'. Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

ACCOMMODATION	SqM	SqFt
Lower Ground Floor	40.31	434
Ground Floor	57.09	615
First Floor	43.21	465
Second Floor	42.47	457
TOTAL	183.08	1,971

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



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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