

Currently Undergoing
Refurbishment

WEST END OFFICE WITH CAR PARKING

- > OFFICE IN DESIRABLE WEST END LOCATION
- > SIZE – 85.50 – 322.90 SQM (920 – 3,476 SQFT)
- > RENTAL – AVAILABLE ON APPLICATION
- > 8 CAR PARKING SPACES AVAILABLE

To Let
Call Mark McQueen
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TO LET

8 RUBISLAW TERRACE, ABERDEEN, AB10 1XE

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Arron Finnie, Arron.Finnie@ryden.co.uk , Thomas Codona, Thomas.Codona@ryden.co.uk ,01224 588866



LOCATION

The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prestigious west end office district. The property is located opposite Rubislaw Terrace Gardens and is less than 500 yards west of Union Street, the city's main commercial thoroughfare.

Occupiers in close vicinity include Aberdeen Standard, Maven Capital, Hall Morrice LLP, Parkmead Group and Shepherd and Wedderburn LLP.

The exact location is shown on the ordnance survey extract above.

DESCRIPTION

The property a four-storey building of granite construction with pitched and slate covered roofs.

The offices are currently undergoing a refurbishment to provide good quality cellular and open plan office accommodation with associated kitchen and w.c. facilities.

CAR PARKING

8 car parking spaces are provided to the rear of the building and are accessed from Rubislaw Terrace Lane.

There is also an option to obtain two parking permits from Aberdeen City Council at an additional cost.



ACCOMMODATION	m ²	ft ²
Lower Ground Floor	85.50	920
Ground Floor	86.10	927
First Floor	95.10	1,024
Second Floor	56.20	605
TOTAL	322.90	3,476

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

RENTAL

Available on application.

LEASE TERMS

Our client is willing to consider flexible lease lengths on FRI terms, subject to tenant covenant strength. A rental deposit may also be required.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as a office at a rateable value of £53,000.

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

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

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

VAT

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

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

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

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