

To Let

CBRE

13 Rubislaw Terrace

Prestigious West End Office with
Car Parking

13 Rubislaw Terrace
Aberdeen
AB10 1XE





Location

The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prestigious West End office district. Nearby occupiers include **Aberdeen Standard Investments, Maven Capital, Hall Morrice, Exceed, The Law Practice** and **Parkmead Group**.

There is great amenity in the area with Parx Café, No 1 Bar Grill, No 10 Bar Restaurant, Sainsbury's Local, Tesco Express and Starbucks all located nearby. Union Street, the city's principal thoroughfare, is also within a short walking distance.

Description

The property comprises a mid terraced former townhouse arranged over lower ground, ground, first and second floors. The property is of traditional granite construction with a pitched slated roof. Internally, the subjects comprise cellular accommodation, however, some of the rooms are large enough to provide good open plan office space. The building benefits from adequate tea preparation facilities, as well as male and female WCs.

The available accommodation is located on the lower ground, ground and second floors.

Car Parking

The property benefits from a car park to the rear which provides approximately 9 car parking spaces. The car park can be accessed from both Queens Terrace Lane and Rubislaw Terrace Lane. There is also direct access to the property from the car park.

Accommodation

The subjects extend to the following approximate floor areas:

FLOOR	SQ M	SQ FT
Lower Ground	80.50	866
Ground	100.30	1,080
First	LET TO HUNTER ADAMS	
Second	72.80	784
TOTAL	253.60	2,730

Lease Terms

Our client is seeking to lease the subjects on FRI terms for a period to be agreed. Any medium to long term lease will provide for upwards only rent reviews at periodic intervals.

Consideration will be given to leasing the property on a floor by floor basis.

Rent

On application.

Rateable Value

The following Rateable Values are effective from 1st April 2023.

Lower Ground	£12,000
Ground	£20,000
First	£19,750
Second	£13,350

Energy Performance Certificate (EPC)

The property has an EPC Rating of E63. Full documentation is available on request.

Entry

Upon conclusion of legal missives.

Legal Costs

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues, if applicable.

Further Information & Viewing

To arrange a viewing or for further information please contact the marketing agents.

Contact Us

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