

TO LET

FIRST FLOOR OFFICE PREMISES

West End Location with Modern Specification

Refurbished to a High Quality

2 Office rooms with reception, meeting room and kitchen facilities

2 Parking Spaces with further permits available

Rent - £16,000 Per Annum

Flexible Lease Terms Available



VIDEO TOUR



WHAT 3 WORDS

1ST FLOOR, 20 RUBISLAW TERRACE, ABERDEEN, AB10 1XE

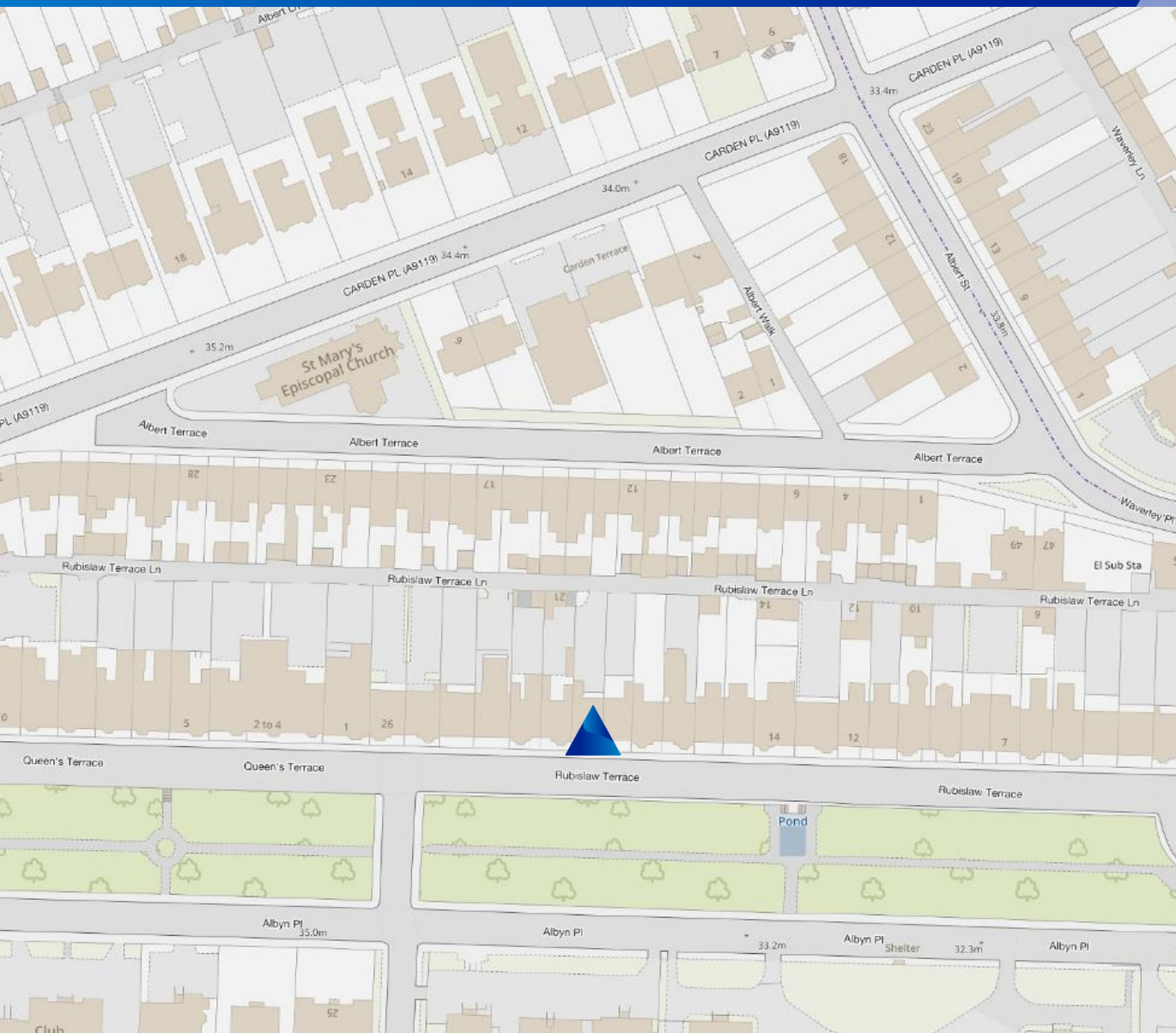
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Location

20 RUBISLAW TERRACE, ABERDEEN, AB10 1XE



The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prime West End office district.

Rubislaw Terrace is one of Aberdeen's most prestigious office addresses and is also located in close proximity to Union Street, Aberdeen's main retail thoroughfare. Accordingly, the location provides easy access to all parts of the city. Other occupiers within the immediate area include Carbon Financial, Parx Café, Brewin Dolphin and The Dental Practice.



**Refurbished Office Accommodation Available
on Flexible Lease Terms**



FIND ON GOOGLE MAPS



Description

20 RUBISLAW TERRACE, ABERDEEN, AB10 1XE



The subjects comprise of the first floor of a two storey, lower ground and attic floor mid terraced property. The building is of granite construction with a pitched and slate roof over incorporating stone and slate dormer extensions to both the front and rear elevations. Access from Rubislaw Terrace via an intercom system providing secure access with access also available from lower ground floor to the rear car park.

The accommodation located at first floor comprises of four office areas, one of which is used as a store/server room with shared kitchen and W.C. facilities all of which have been refurbished to a high standard. The office delivers high-quality office space with freshly painted walls, ceilings and woodwork throughout. The floors also feature newly fitted contemporary tiling with a modern design. Heating is by means of gas fired radiator system and lighting is via modern LED spots and uplighters.

Accommodation	m ²	ft ²
First Floor	65.96	710

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).

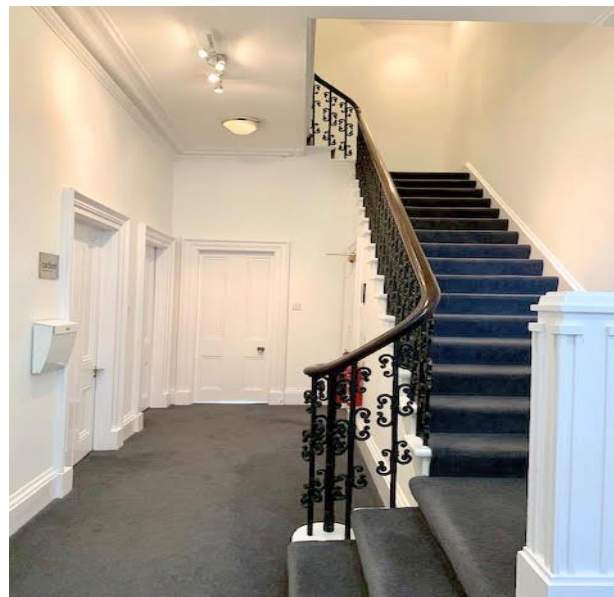
Car Parking

Two Car parking spaces are provided with the suite and further spaces with a permit at the front.



Description

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Rental

£16,000 per annum.

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.

Utilities

The first floor office is liable for a 25% share of the gas and electricity.

Lease Terms

The accommodation is available on short, medium or long-term rent agreements.

Rateable Value

The subjects are currently entered into the Valuation Roll as follows:

Office - £11,250

Car Parking - £1,500

There would be Rates Relief scheme available to qualifying occupiers, with further information available upon request.

Entry

The first floor office suite will be available from Friday 7th April 2025.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'F'.

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

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT

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.

Get in Touch

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



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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