



TO LET

LOWER GROUND FLOOR OFFICE SUITE

**West End Location with Modern
Specification**

Refurbished to a High Quality

**2 Parking Spaces with further
permits available**

Rent - £13,000 Per Annum

Flexible Lease Terms Available



WHAT 3 WORDS

LOWER GROUND FLOOR, 20 RUBISLAW TERRACE, ABERDEEN, AB10 1XE

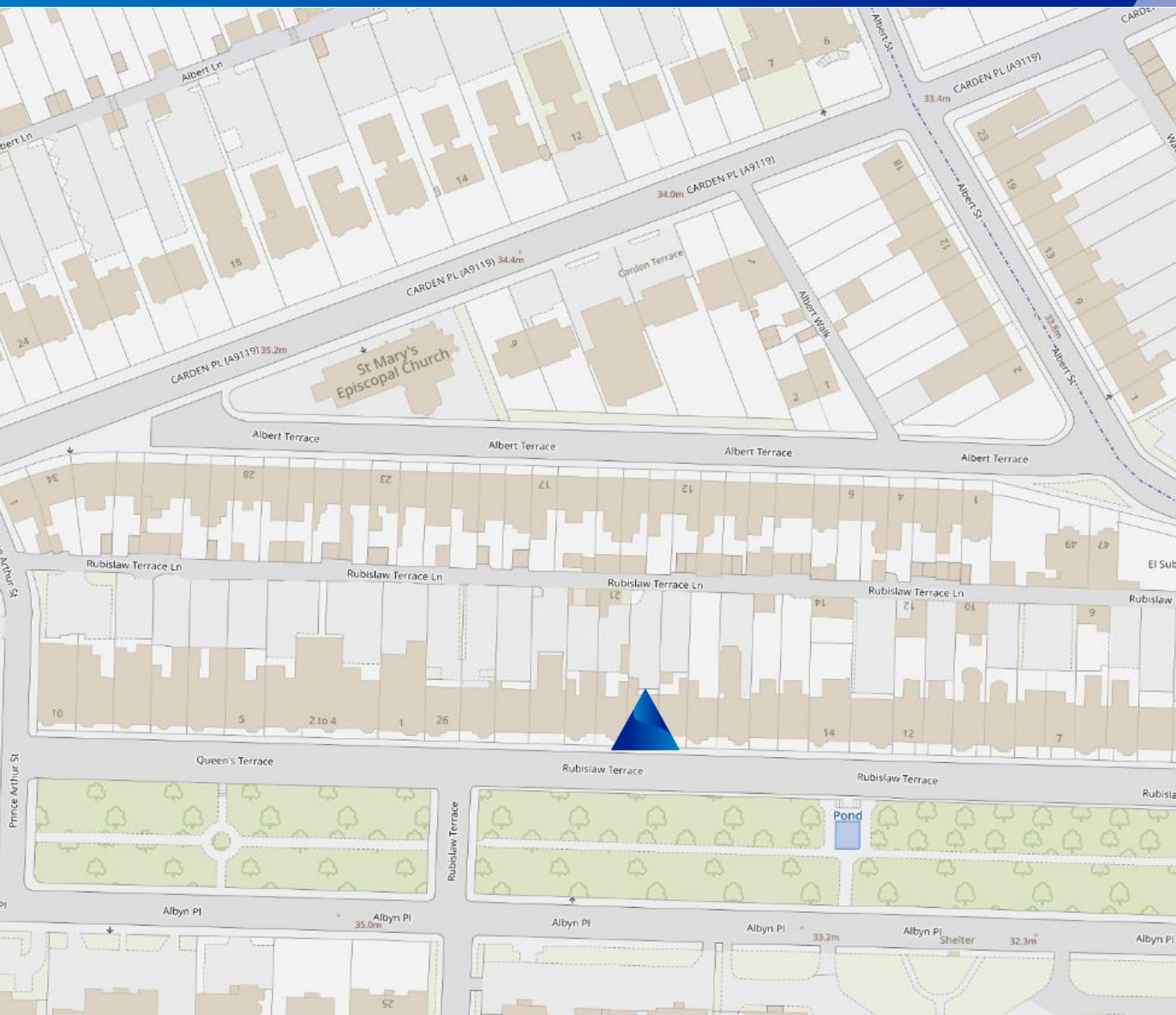
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Location

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



Room 1

The subjects available are located at the lower ground floor of a four storey building which comprises of a lower ground, ground floor, first floor 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 is from Rubislaw Terrace via an intercom system providing secure access, with entry also available from lower ground floor to the rear car park for the sole of use of the Tenant of this suite. In addition the suite comprises an external private patio which can accommodate seating. The lower ground floor level comprises of an L shaped office to the front elevation with a separate office to the rear which has been created via stud partition. In addition a single W.C. and kitchen facility is located at this level which is available for sole use by the Tenant. The subjects are refurbished to a high standard and therefore delivers quality office space suitable for occupation with no major fit out required.

Accommodation	m ²	ft ²
Lower Ground Floor	64.75	697

There is further accommodation at first floor level comprising a 710 sq.ft. office suite.

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.



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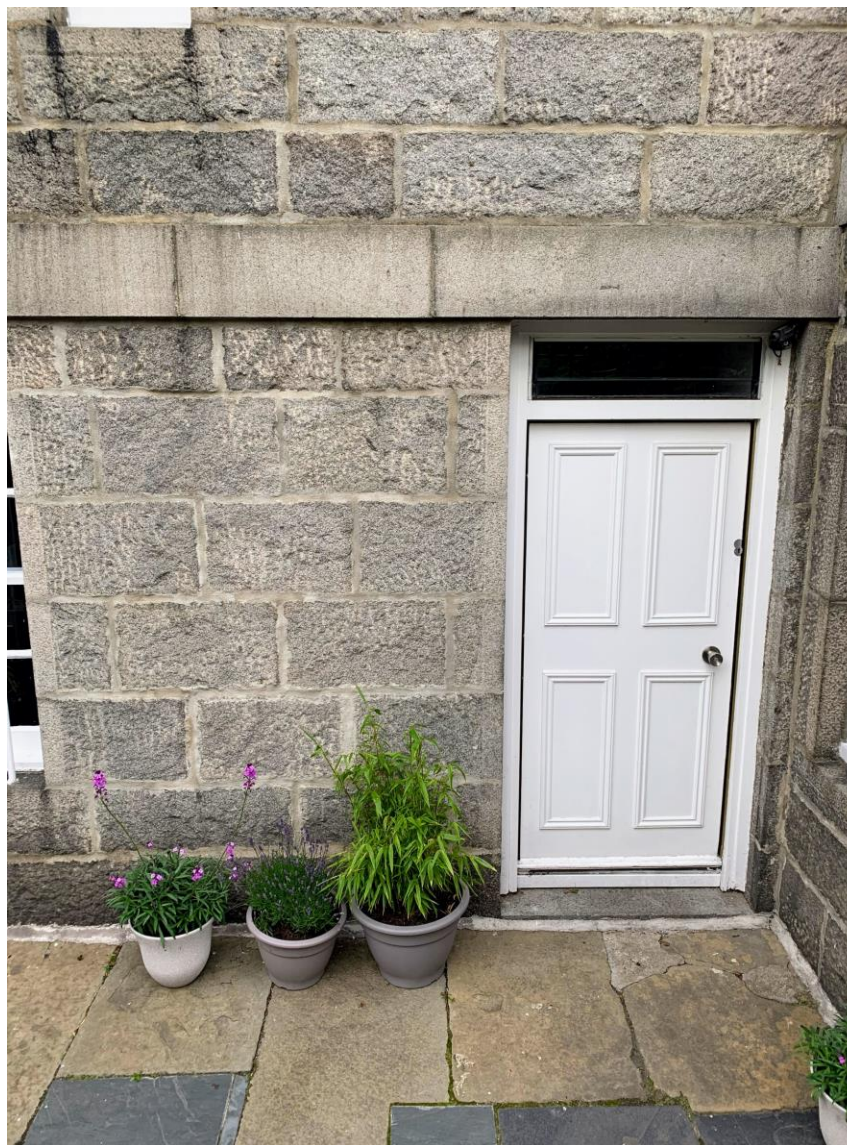
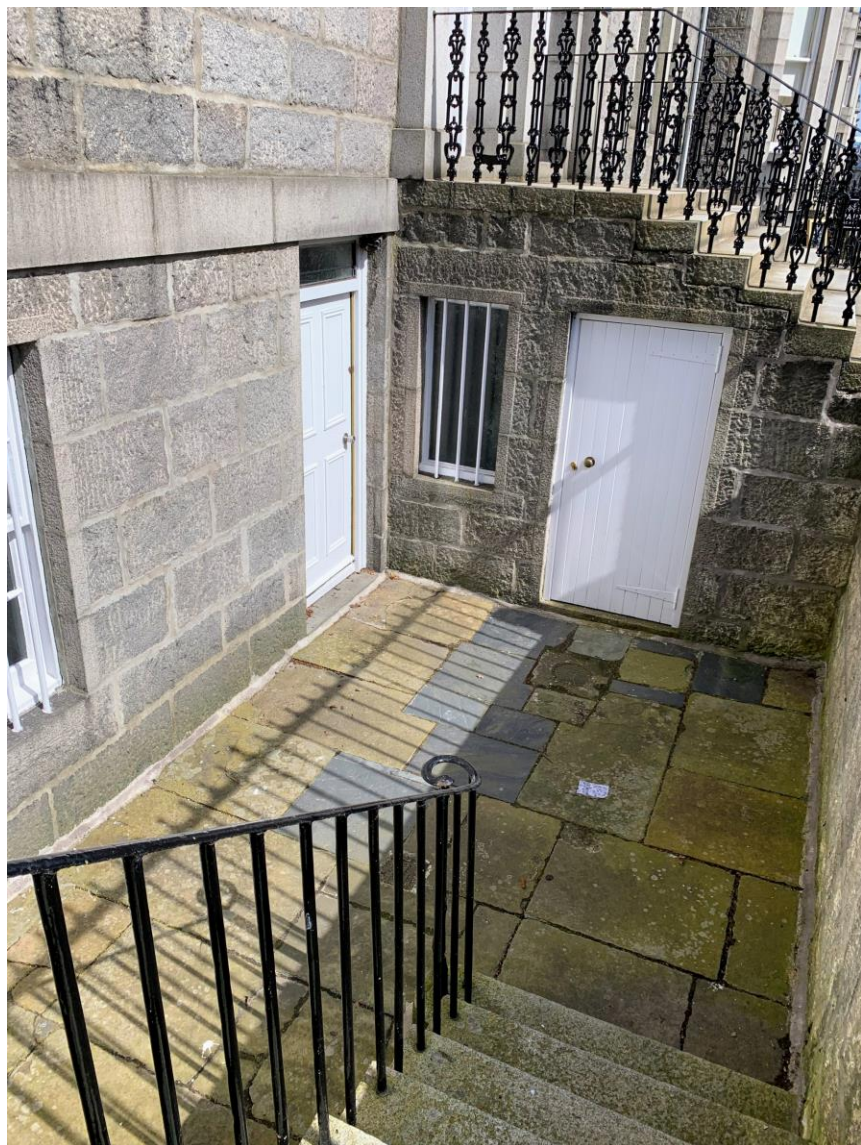
Room 2





External

20 RUBISLAW TERRACE, ABERDEEN, AB10 1XE





Rental

£13,000 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 lower ground floor office is liable for a 27% 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:

Basement: £10,600

Car Parking - £1,500

100% Rates Relief would be available to qualifying occupiers via the Small Business Bonus Scheme. Further Details are available on request.

Entry

The lower ground floor office suite will be available from 8th May 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:



Melanie Grant

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Mark McQueen

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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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