

TO LET

High Quality Offices

West End Location with Modern Specification

Size – 82.78 SQM (891 SQFT)

2 Secure Car Parking Space

Flexible lease terms available.

Rental - £18,000 p.a.

FIRST FLOOR, 1 RUBISLAW PLACE, ABERDEEN, AB10 1XN

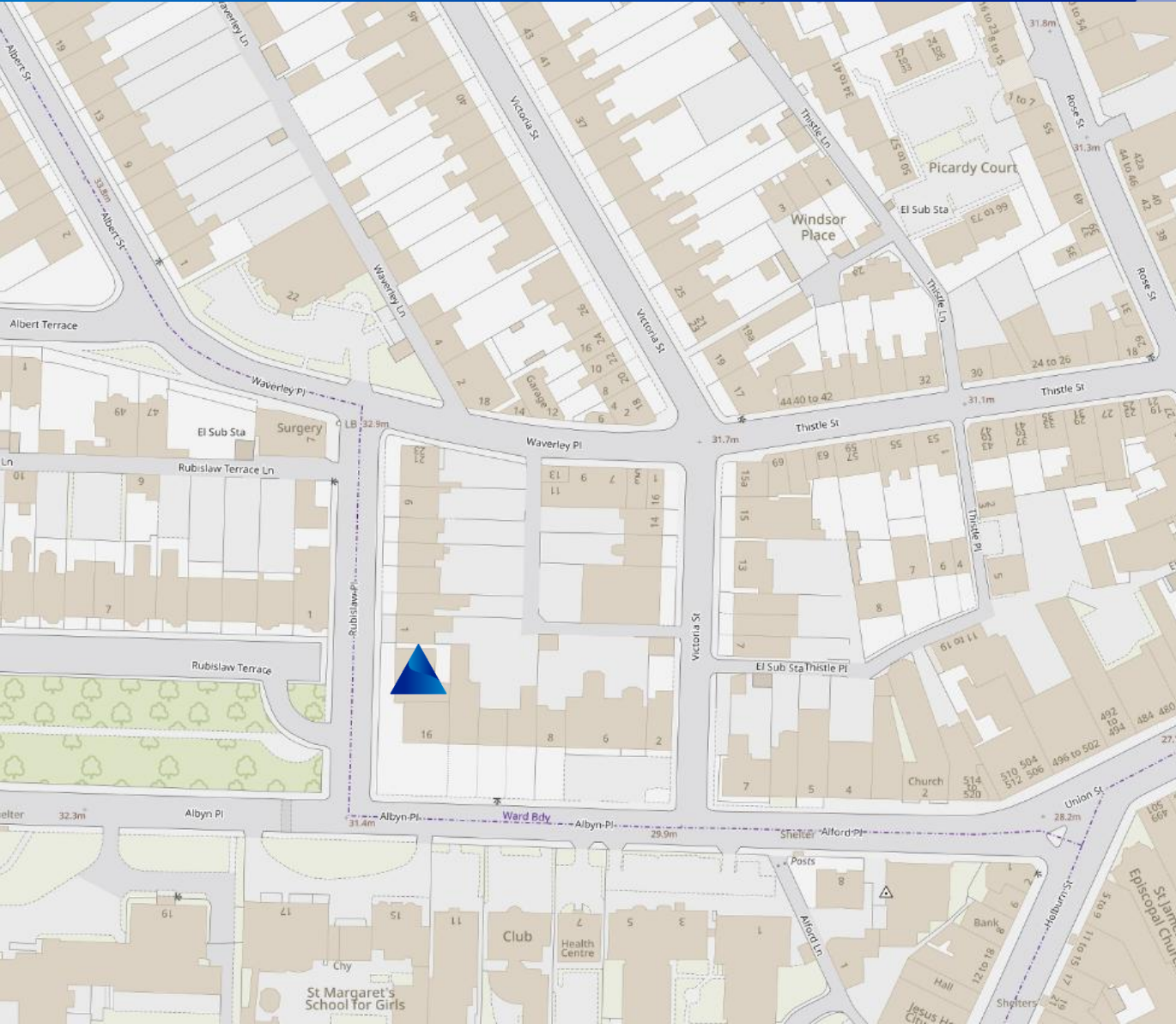
**CONTACT: Melanie Grant, melanie.grant@shepherd.co.uk 01224 202800 | shepherd.co.uk
Mark McQueen, mark.mcqueen@shepherd.co.uk 01224 202800 | shepherd.co.uk**





Location

1 RUBISLAW PLACE, ABERDEEN, AB10 1XN



The subjects occupy a prominent location within Aberdeen's West End office area. The property is located at the junction of Rubislaw Place and Albyn Place and 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 location is home to a number of office occupiers including Raeburns, Russell Gibson, Eserv and Burnett & Reid.

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



FIND ON GOOGLE MAPS



Description

1 RUBISLAW PLACE, ABERDEEN, AB10 1XN



The Description

The property is arranged over lower ground, ground, first and top floors contained within a traditional end terraced building of granite and slate construction incorporating dormer projections. Natural light is provided by sash and case windows to the front and rear of the property with access to the building being provided by a secure intercom system to the front of the premises or from rear carpark which in turn is accessed from the rear lane.

Internally, the accommodation provides modern office accommodation that is finished to a high standard, the suite is carpeted throughout, with lighting provided by LED fittings. Heating is via a gas fired central heating system.

Common kitchen and w.c. facilities are provided which are also finished to a high standard.

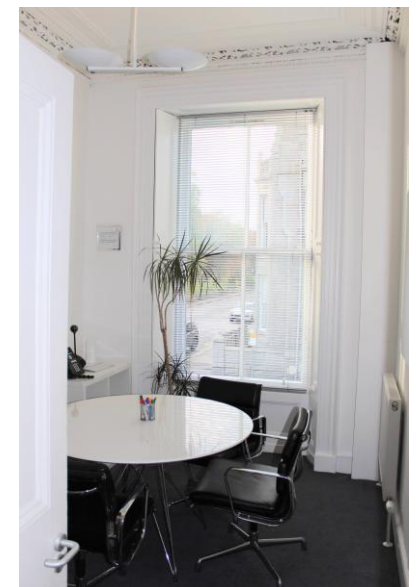
Car Parking

The suite benefits from 2 car parking spaces to the rear of the premises.



Description

1 RUBISLAW PLACE, ABERDEEN, AB10 1XN





Accommodation

Accommodation	m ²	ft ²
First Floor	82.78	891

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

Rental

£18,000 p.a. exclusive of VAT is sought

Lease terms

The accommodation is available on a new lease for a period of 12 months or longer.

Rating

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

First Floor Office - £9,700

Mezz Office – 3,200

Car Parking - £1,500

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Fresh Start/Small business rates relief could be available with further details available upon request.

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.

Energy performance certificate

A recommendation report is available to seriously interested parties upon request.

Vat

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

Entry

Immediate entry available.

Legal costs

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

Get in Touch

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



Melanie Grant

melanie.grant@shepherd.co.uk



Mark McQueen

Mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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