

# To Let Marathon House, Hill of Rubislaw

Anderson Drive, Aberdeen AB15 6FZ

Open Plan Office Suites, Available on Highly Flexible Lease Terms



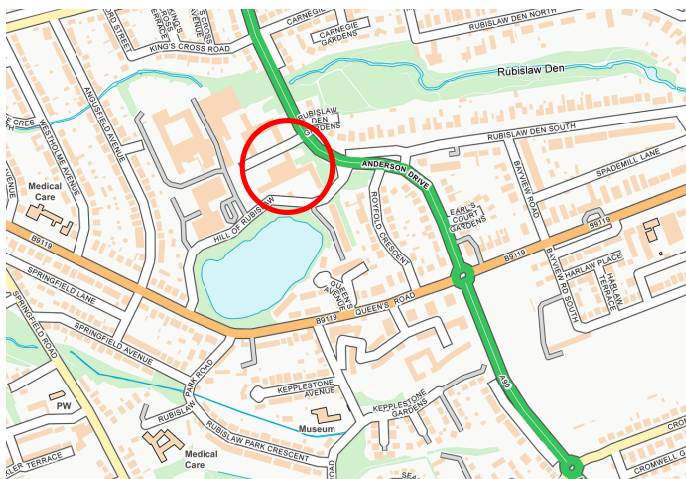
- From c.17.5 sq.m (c.180 sq.ft) to c.5,575 sq.m (c.60,000 sq.ft)
- Generous car parking (c.1:317 sq.ft)
- Open plan configuration and flexible lease terms
- Mix of conventional leases and “inclusive rental” space
- Ready to occupy - minimal capital expenditure on entry

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## Location

Marathon House forms part of the well established Hill of Rubislaw Office Park in Aberdeen. The Hill of Rubislaw occupies a prime location in the heart of Aberdeen's West End office corridor, adjacent to the city's main arterial route, Anderson Drive (A90) and also the Rubislaw Quarry landmark.

Aberdeen City Centre is a short distance east and the airport is less than 6 miles North, thus the location affords unrivalled accessibility and excellent transport links. Occupiers on the Hill of Rubislaw include Chevron, Conoco Phillips, Marathon Oil and Siccar Point Energy. The location is shown on the above plan, which has been provided for indicative purposes only.

## Description

The available accommodation comprises the entire ground, second and third floors of Marathon House. The remainder of the building is occupied by Marathon Oil.

Occupiers of Marathon House will have access to the amenity on the Hill of Rubislaw, including The Hub at the Hill comprising a cafe and business networking hub with free wi-fi access and offering state of the art' informal meeting space. The cafe will provide catering facilities for breakfast, lunch or all day snacks.

Marathon House offers two options to occupiers;

- Comprehensively refurbished accommodation in open plan configuration, ready for occupier fit out
- Accommodation which has already been (partially) fitted out and is ready for early occupation with small inclusive suites for growing companies, up to larger open plan spaces.

The landlord is embarking on a refurbishment programme to provide high quality open plan accommodation to include recarpeting, new LED lighting, and redecoration. There is comfort cooling and each of the smaller fully inclusive suites have independent comfort cooling.

There is an excellent car parking provision of c1:317 sq.ft.

## Floor Areas

The building has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	Sq M	Sq Ft
East	562.5	6,055
North	356.6	3,838
West	501.9	5,402
	<b>1,421</b>	<b>15,295</b>
Second Floor		
East	562.5	6,055 sq.ft
Central*	619.2	6,665 sq.ft
North*	334	3,595 sq.ft
West	548.9	5,908 sq.ft
	<b>2,065</b>	<b>22,223 sq.ft</b>
Third Floor		
East	562.5	6,055
Central	619.1	6,664
West**	548.9	5,908
	<b>1,730.5</b>	<b>18,627</b>
<b>TOTAL</b>	<b>5,216.5</b>	<b>56,145</b>

\* The North and Central wings on the second floor can be combined and let as one suite .

\*\* The accommodation in this suite can be made available on inclusive deals.

## Small "Inclusive Rental" Suites

It is our intention to offer smaller suites in the Third Floor West Wing. These suites will range from c.180 sq.ft to c.2,000 sq.ft, and can be leased individually or in any combination. Larger suites can also be provided on this basis. Inclusive rentals packages will incorporate Rent, Service Charge and Utilities. Our intention is to have each individual suite separately assessed for Rates, which may allow occupiers to apply for Small Business Rates Relief.

## Lease Terms

The larger suites will be available on flexible lease terms. Medium to long term leases will require to incorporate provision for upward only rent review at regular intervals. The inclusive rental suites will be available on short term, flexible deals.

## Rent

Quoting rents will be confirmed on application. The "Inclusive Rental" suites will include Rent, Service Charge and Utilities. Incentives are available in addition, subject to the commercial terms agreed and covenant strength of the tenant.

## Rateable Value

The building is currently contained as a single entity on the Valuation Roll. This entry will require to be split and the Rateable Value assessed prior to occupation. An estimate can be provided to interested parties.

## VAT

All monies quoted are exclusive of VAT.

## Energy Performance Certificate

The building has an EPC rating of E.

## Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues applicable.

## Entry

Immediate, upon conclusion of legal missives and completion of any refurbishment works required.

## Contact

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