

# To Let



## Self Contained Ground Floor Office Suite

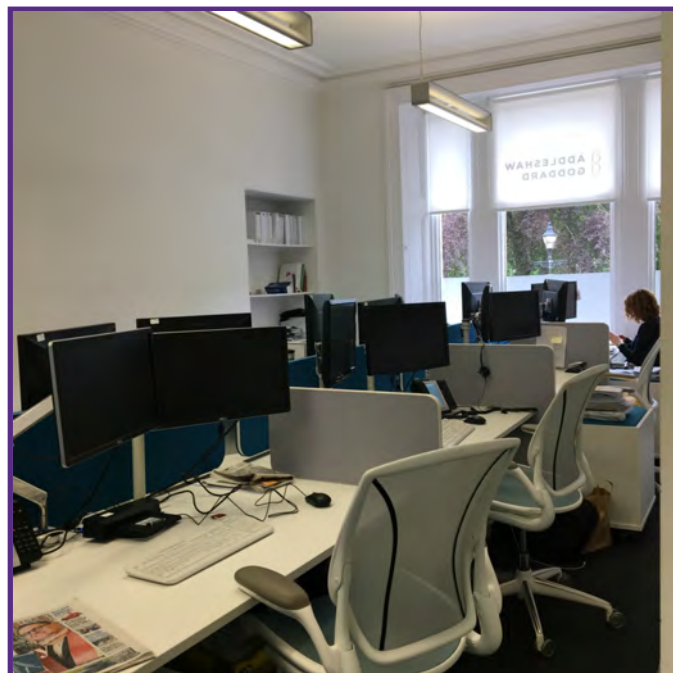
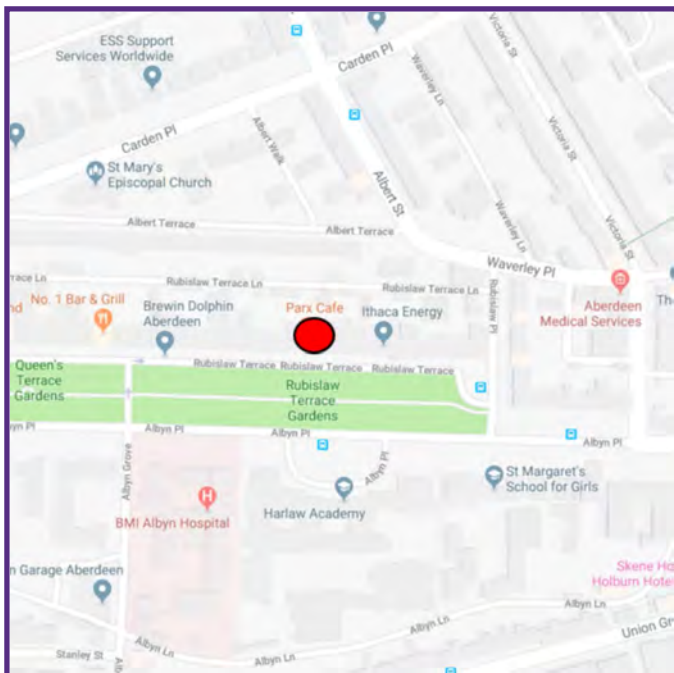
19 Rubislaw Terrace  
Aberdeen  
AB10 1XE

65.7 sq.m (706 sq.ft)



**FG Burnett**

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## Location

The subjects are located on the North side of Rubislaw Terrace, at its junction with Rubislaw Place, in the heart of Aberdeen's well established West End Office District overlooking Rubislaw Terrace Gardens.

By virtue of its location, the accommodation benefits from a vast array of local amenities and excellent access to the main trunk roads both North and South via Anderson Drive (A90).

The exact location of the subject premises is shown on the plan above. This plan has been provided for indicative purposes only.

## Description

The subjects comprise a self contained ground floor office suite within a traditional granite and slate construction building arranged over Lower Ground, Ground, First and Second Floors. Its main access is from Rubislaw Terrace.

Internally, the subjects comprise a modern open plan office with glazed meeting room towards the rear. An additional meeting room is located off the main hallway area.

The accommodation has recently been refurbished to a high standard and features a number of modern light fittings. All the suite benefits from an excellent level of natural daylight throughout.

A kitchenette, ladies and gents toilet facilities can be found towards the rear of the suite along with a second means of access leading to the rear car park area which is accessed from Rubislaw Terrace Lane. 2 exclusive allocated parking spaces are offered with potential to rent additional spaces by separate negotiation. There is also plentiful on street parking on Rubislaw Terrace and Queen's Terrace.

The suite may lend itself for an alternative use subject to a change of use.

## Floor Areas

The following approximate floor areas have been calculated in accordance with IPMS3:-

Ground Floor	65.68 sq.m	(706 sq.ft)
Limited Use	6.83 m	(73 sq.ft)

## EPC Rating

E66. A copy of the Energy Performance Certificate is available from the letting agent.

## Lease Terms

The accommodation is available from 8 July 2019 on Full Repairing and Insuring Lease Terms for a negotiable duration. Medium to long lease terms will be subject to an upward only rent review at regular intervals.

## Rent

£17,000 per annum.

## Rateable Value

The Valuation Roll shows a Rateable Value of £16,250 effective 1 April 2018.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

## VAT

The property has not been elected for VAT purposes.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT, Registration Dues etc.

## Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

# Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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