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25 Albyn Place, ABERDEEN AB10 1YL

TO LET
PRESTIGIOUS MID TERRACED WEST END
OFFICE WITH GENEROUS PARKING



13 RUBISLAW TERRACE
ABERDEEN
AB10 1XE

To arrange a viewing or for further information, please contact:

Floor area:
Ground Floor: 70 sq m (755 sq ft)
Attic: 76 sq m (820 sq ft)

Contact:
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Location:

The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prestigious west end office district. The property is located opposite Rubislaw Terrace Gardens and is less than 500 yards west of Union Street; the City's main commercial thoroughfare.

Occupiers in close vicinity include; Aberdeen Standard, Maven Capital, Stronachs LLP, Hall Morrice LLP and Parkmead Group.

The exact location of the property is shown on the street plan above.

Description:

The property comprises a mid-terraced former townhouse arranged over lower ground, ground, first and second floors. The property is of traditional granite construction with a pitched slated roof.

Internally, the subjects comprise cellular accommodation, however, some of the rooms are large enough to provide good open plan office space. The building benefits from adequate tea preparation facilities, as well as male and female toilets.

Direct access to the building is also available to the rear via the car park.

It should be noted that the property is Category B listed and lies within a conservation area.

Car Parking:

The property benefits from a private car park accessed from either Queen's Terrace Lane or Rubislaw Terrace Lane. Additional ample metered parking is available through the west end, as well as the option to acquire two parking permits from Aberdeen City Council at an additional cost.

Accommodation:

We have calculated the following approximate net internal floor area in accordance with the RICS Code of Measuring

Ground Floor	70 sq m	755 sq ft
Attic	76 sq m	820 sq ft
Total	146 sq m	1,575 sq ft

Rateable Value:

The subjects are currently entered in the Valuation Roll with the following Rateable Values effective from 1 April 2017:

Ground Floor:
NAV/RV: £29,250

Attic:
NAV/RV: £19,250

Rent:
Upon Application.

Lease Terms:

The subjects are available on Full Repairing and Insuring (FRI) lease terms for a negotiable period, subject to covenant checks.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendations Report can be made available upon request.

Legal Costs:

The ingoing tenant will be responsible for the landlord's reasonably incurred legal expenditure. The tenant will also be responsible for any LBTT and registration dues, where applicable.

VAT:

VAT will be payable at the standard rate on all monies due under the lease.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

Ryden LLP
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Aberdeen
AB10 1YL

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