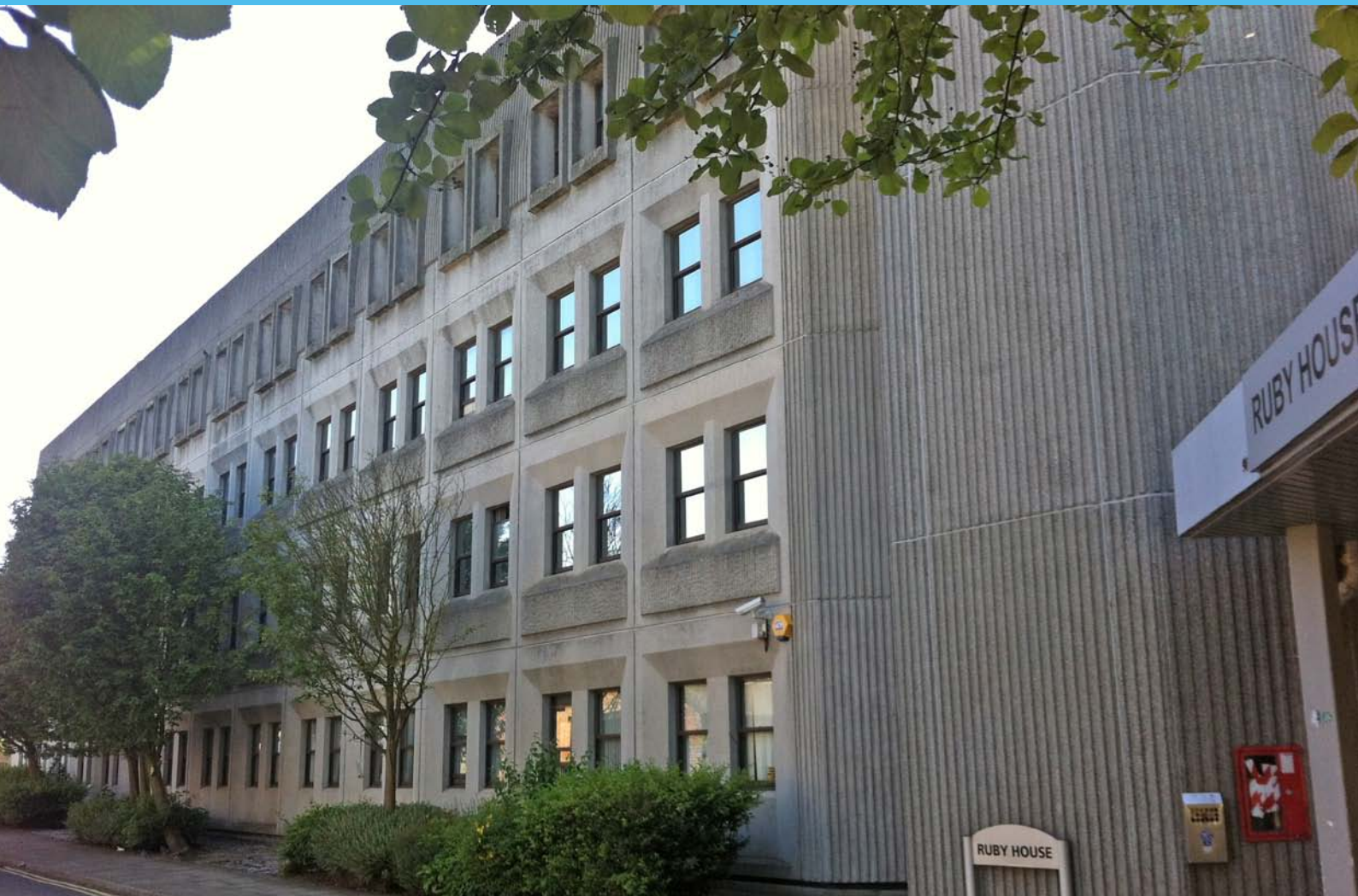


Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866 Fax: 01224 589669

TO LET SURPLUS CITY CENTRE OFFICES WITH PARKING



**RUBY HOUSE
RUBY LANE
ABERDEEN
AB10 1ZP**

Viewing is strictly by arrangement
with the sole letting agent.

Floor Area:
From 4,785 sq ft to 10,090 sq ft

Contact:
Andrew Smith

Telephone: 01224 588866
andrew.smith@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202



Location:

The property is located on the corner of Ruby Place and Ruby Lane in Aberdeen's City Centre and only 150 yards from Golden Square.

The property is well located to provide easy access to Union Street, Aberdeen's principal retail and commercial thoroughfare. The building is only circa a mile from the rail and bus station at Guild Street, which is adjacent to Union Square, Aberdeen's prime retail mall.

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

Description:

Ruby House is a detached building arranged over ground and three upper floors with car parking available to the rear of the building accessed via Ruby Lane.

The available accommodation is situated on the third floor and accessed via 2 x 13 person passenger lifts. The common areas and available suites are to undergo a refurbishment programme to provide open plan accommodation with a good specification. Heating is via gas fired central heating system with perimeter radiators and windows are single glazed and metal framed. A tea prep point will be formed in each suite.

Car Parking:

Dedicated car parking available.

Accommodation:

We have calculated the following approximate Net Internal Areas of the suites in accordance with the RICS Code of Measuring Practice (6th Edition): -

Ground Floor North Wing	444.57 sq m	(4,785 sq ft)
Second Floor South Wing	492.85 sq m	(5,305 sq ft)
Total	937.42 sq m	(10,090 sq ft)

Rateable Value:

Each suite will require to be re-assessed upon occupation. An indicative Rateable Value can be provided to interested parties upon request.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D.

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

Lease Terms:

The suites are available on effective Full Repairing and Insuring (FRI) terms with the common internal and external parts being covered by way of a service charge.

Our client is willing to be flexible with regard to lease length, although regular rent reviews will be required throughout the duration of any lease.

Service Charge:

The ingoing tenant will be responsible for an annual service charge in respect of the upkeep, maintenance, servicing, etc of the common and external parts of the building.

Rent:

Subject to lease length and standard covenant tests.

VAT:

VAT will be payable on any monies due under the terms of the lease.

Legal Costs:

Each party will be responsible for their own legal costs incurred during the transaction. The ingoing tenant will be responsible for any SDLT incurred, as well as any registration dues.

Entry:

Available immediately upon conclusion of missives and completion of the refurbishment.

Viewings & Further Information:

To arrange a viewing of for any other information, please do not hesitate to contact the joint letting agent.



Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866
Fax: 01224 589669
E-mail: andrew.smith@ryden.co.uk

October 2014



FG Burnett
33 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 572661
Fax: 01224 593496
E-mail: ds@fgburnett.co.uk