

TO LET

HIGH QUALITY OFFICE PREMISES



16 RUBISLAW TERRACE ABERDEEN AB10 1XE

- NET INTERNAL AREA: 267.26 M² (2,877 FT²) •
- GOOD PROVISION OF CAR PARKING •
- REFURBISHED TO A HIGH STANDARD •

LOCATION

The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prime West End office district. Rubislaw Terrace is one of the most prestigious office addresses within the city and is also in close proximity to Union Street, Aberdeen's main commercial and retailing thoroughfare. Accordingly, the premises provide excellent access to the city centre road network and all parts of the city.

Occupiers within the vicinity include Addax Petroleum, Ithaca Energy, Petrovalves, HBJ Gateley and Brewin Dolphin.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION

The subjects comprise an attractive West End, self-contained office building which has recently undergone a substantial, but sympathetic, refurbishment resulting in the creation of highly desirable accommodation. Although the building is of traditional construction, the works have resulted in the space having a contemporary feel. The property provides attractive office accommodation together with the provision of good welfare facilities including generous levels of male and female toilets, showers and a kitchen. In addition works have been undertaken with a view to improving the energy efficiency of the property.

REFURBISHMENT

The subjects have recently been extensively upgraded to include the following:-

- Full Carpet Replacement
- Decoration throughout
- Modern LED lighting
- Installation of kitchen area
- Replacement W.C. facilities
- Installation of shower areas
- New gas central heating boiler
- New double glazed windows
- Overhaul of external fabric



ACCOMMODATION

The subjects provide the following Net Internal Areas:

ACCOMMODATION	m ²	ft ²
Lower Ground Floor	77.30	832
Ground Floor	64.46	694
First Floor	73.84	795
Attic	51.66	556
Total	267.26	2,877

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease of negotiable duration.

RENTAL

£72,000 per annum exclusive of VAT and payable quarterly in advance.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll at a Rateable Value of £68,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT at the prevailing rate.

ENTRY DATE

Upon conclusion of legal missives.

CAR PARKING

A good provision of car parking is provided in a self-contained exclusive car park at the rear of the property.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of "D".



Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.



VIEWING

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

J & E Shepherd, Chartered Surveyors

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