

SELF-CONTAINED OFFICE BUILDING TO LET



HOSPITALITY PACKAGE:
Main Stand Box (seasonal) at
Aberdeen Football Club, with the
new lease for this property*

**11 RUBISLAW TERRACE
ABERDEEN
AB10 1XE**

LOCATION

The property is located on Rubislaw Terrace overlooking Rubislaw Terrace Gardens within the heart of Aberdeen's west end office location and in close proximity to the west end of Union Street Aberdeen's principal shopping thoroughfare.

Aberdeen is Scotland's third city known as the oil capital of Europe and boasts one of the most dynamic economies within the UK.

The exact location of the property is as highlighted on the attached street plan for identification purposes only.

DESCRIPTION

The property comprises a four storey mid terrace traditional building of granite and slate construction with a two storey extension to the rear.

ACCOMMODATION

The following accommodation is provided on a net internal basis:-

Net Internal Area

Lower Ground Floor

Open plan office, individual office,
male and female toilets and kitchenette 90.02m² (969 sq ft)

Ground Floor

Entrance/waiting area,
reception, open plan office,
individual office, male and
female toilets 67.98m² (732 sq ft)

First Floor

Boardroom, 3 individual offices 76.92m² (828 sq ft)

Second Floor

Open plan office, individual office, toilet, kitchenette 56.67m² (610 sq ft)

Total 291.59m² (3,139 sq ft)

CAR PARKING

A minimum of 8 car parking spaces are provided to the rear of the building with access from Rubislaw Terrace Lane.

SERVICES

All main services are installed. Heating is by a gas fired central heating system.

RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Value- £74,000.

Any new occupier will have the right of appeal against the proposed value.

The Uniform Business Rate for the year 2018/2019 is 51p.



LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated incorporating upward only rent reviews at appropriate intervals.

RENTAL

£70,000 per annum, exclusive.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately on completion of legal formalities.

EPC

The property has an EPC rating of D. Further details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant/purchaser liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

*Hospitality Package at Aberdeen Football Club is subject to availability. Terms & Conditions apply.



t: 01224 611800

f: 01224 644100 e: info@abrobb.com

10b Queens Gardens Aberdeen AB15 4YD

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