

FOR SALE / TO LET

**17 RUBISLAW TERRACE
ABERDEEN
AB10 1XE**

**PRESTIGIOUS WEST END
OFFICE ACCOMMODATION WITH PARKING
336.19 SQ M (3,620 SQ FT)**



LOCATION

The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prestigious West End office district. Nearby occupiers include **Aberdeen Standard Investments**, **Maven Capital**, **Hall Morrice**, **Exceed**, **The Law Practice** and **Parkmead Group**.

There is great amenity in the area with **Parx Café**, **No. 1 Bar & Grill**, **No. 10 Bar & Restaurant**, **Sainsbury's Local**, **Tesco Express** and **Starbucks** all located nearby. Union Street, the city's principal thoroughfare, is also within a short walking distance.

DESCRIPTION

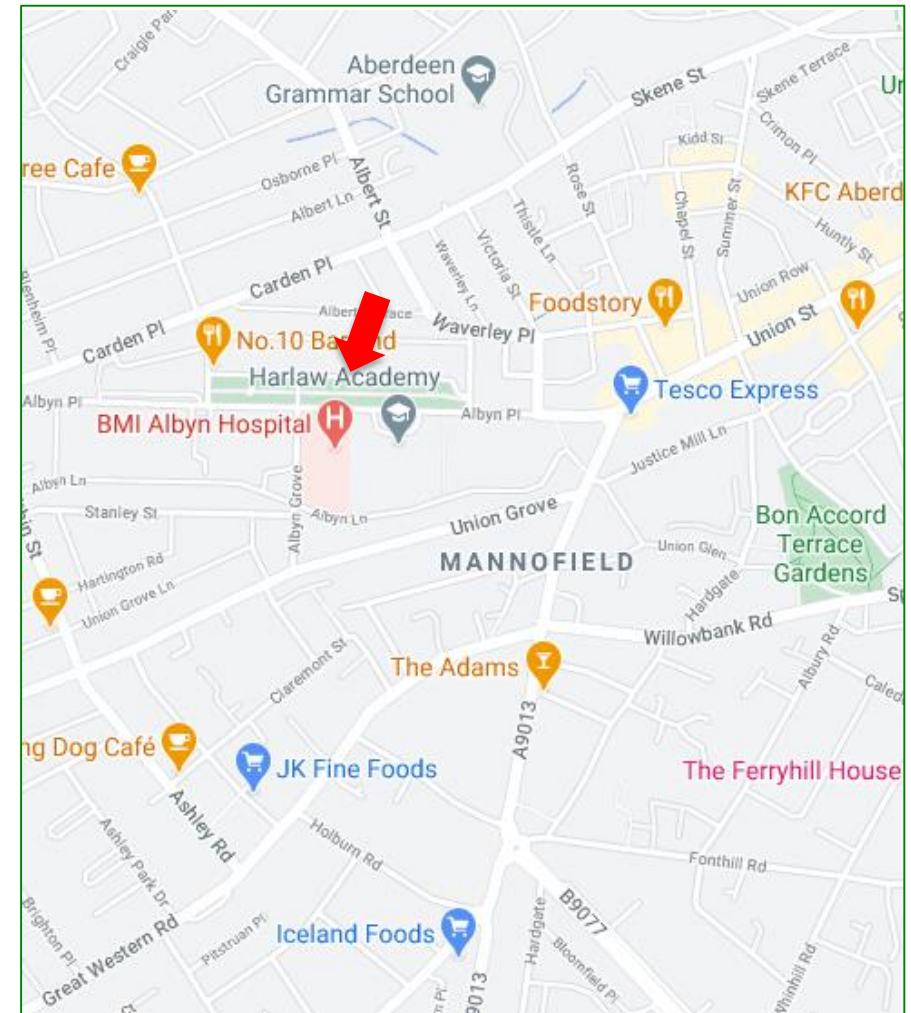
The property comprises a mid-terraced building arranged over lower ground, ground, first and second floors together with a two storey extension to the rear. The property is of traditional granite construction with a pitched and slated roof. The extension is also of similar construction.

Internally, the subjects comprise cellular accommodation, however, many of the rooms are large enough to provide good open plan, office space. The building has been refurbished internally and externally and benefit from adequate tea prep facilities and male and female WCs.

CAR PARKING

The property benefits from a car park to the rear which provides approximately 8 car parking spaces. The car park can be accessed from both Queens Terrace Lane and Rubislaw Terrace Lane.

There is also direct access to the property from the car park.



ACCOMMODATION

The following approximate floor areas have been calculated:

	SQ M	SQ FT
Lower Ground Floor	113.53	1,222
Ground Floor	90.77	977
First Floor	74.90	807
Second Floor	56.99	614
TOTAL	366.19	3,620

PRICE

Offers are invited for our client's heritable interest (Scottish equivalent of English Freehold).

LEASE TERMS

Alternatively, our client may also consider leasing the accommodation on FRI terms, either as a whole or in part, on flexible terms and for a period to be agreed.



CONTACT US

CBRE Ltd

1 Albyn Terrace
Aberdeen
AB10 1YP

Amy Tyler

01224 219034
07481 825461
amy.tyler@cbre.com

Derren McRae

01224 219025
07515 069600
derren.mcrae@cbre.com

Ryden

27 Albyn Place
Aberdeen
AB10 1YL

Scott Farquharson

01224 588866
07384 543094
scott.farquharson@ryden.co.uk

Arron Finnie

01224 588866
07880 716900
arron.finnie@ryden.co.uk

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. January 2021.

RENT

Upon application.

RATEABLE VALUE

£82,000, effective from 1 April 2017.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of F 81.

ENTRY

Upon conclusion of legal missives.

LEGAL COSTS

Each party will be responsible for their own legal costs with any ingoing occupier or purchaser being liable for LBTT and Registration Dues, if applicable.

VIEWING & FURTHER INFORMATION

For further information or viewing arrangements, please contact the joint letting agents.