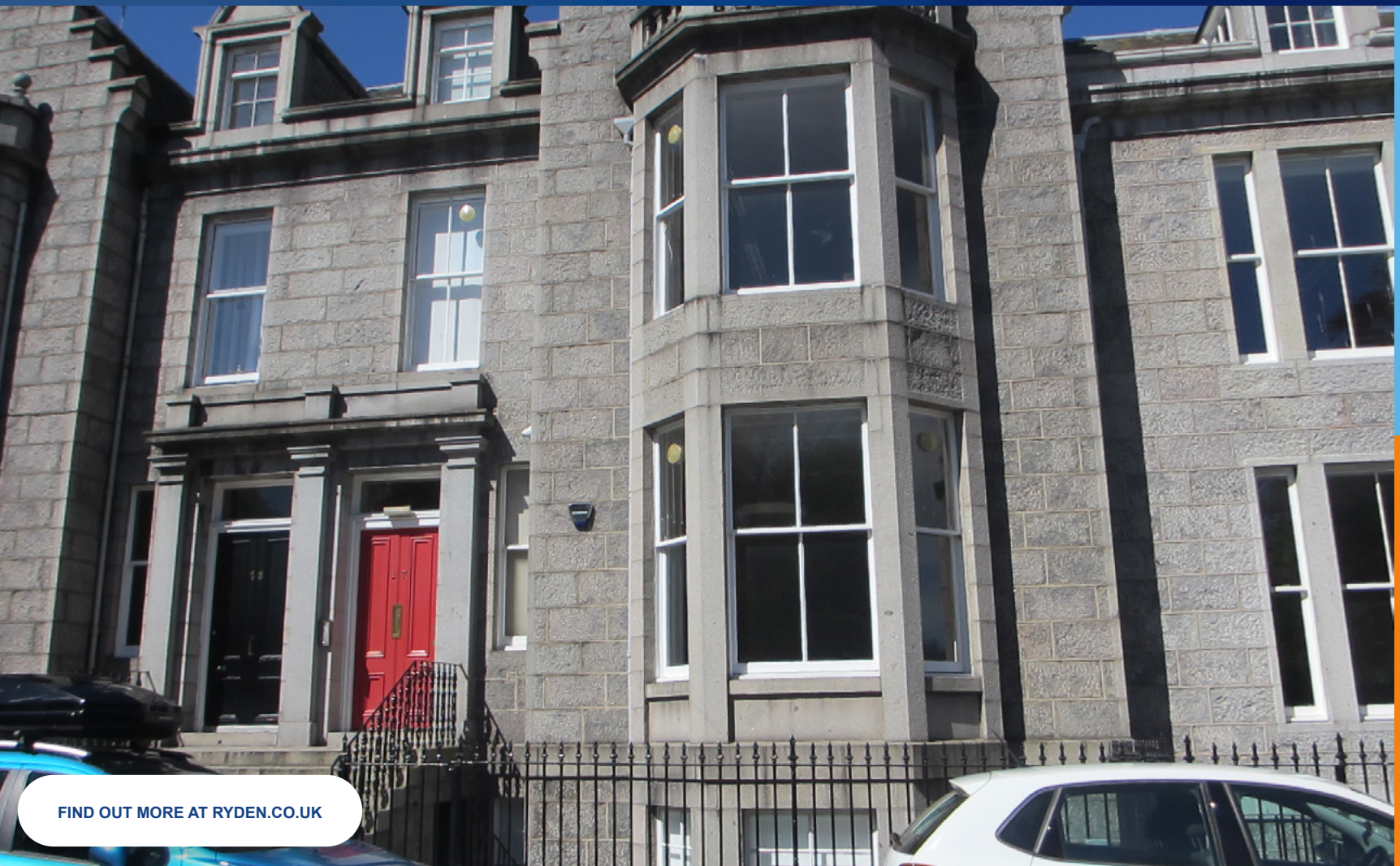
Ryden

# TO LET

## PRESTIGIOUS MID TERRACED WEST END OFFICE WITH GENEROUS PARKING

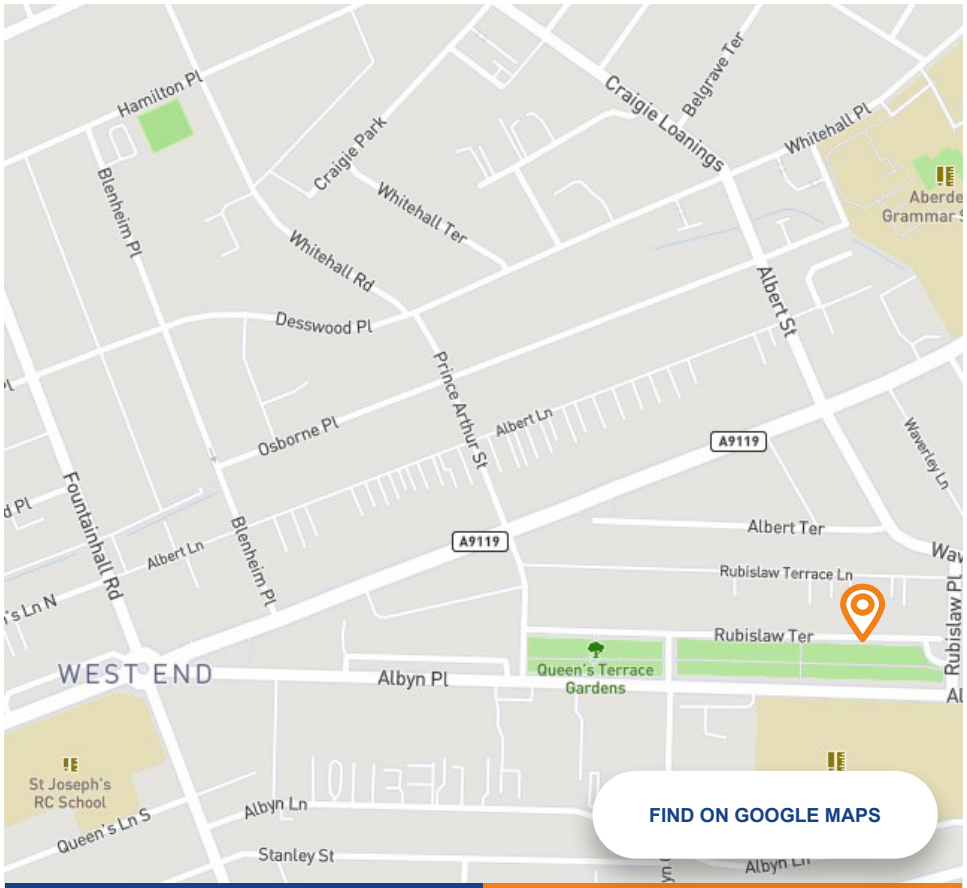
**FROM 57 SQ M TO 366 SQ M (614 SQ FT TO 3,620 SQ FT)**



**17 RUBISLAW TERRACE ABERDEEN AB10 1XE**

- LOCATED WITHIN THE HEART OF ABERDEEN'S WEST END OFFICE DISRICT
- CATEGORY B LISTED BUILDING
- PRIVATE CAR PARKING AVAILABLE TO THE REAR
- AVAILABLE AS A WHOLE OR INDIVIDUALLY

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**LOCATED WITHIN THE HEART OF ABERDEEN'S PRESTIGIOUS WEST END OFFICE DISTRICT**

## 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.

Surrounding occupiers now include; Aberdeen Standard, Maven Capital, Stronachs LLP, Hall Morrice LLP and Parkmead Group.

## DESCRIPTION

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

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 facilites, 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 wihtin a Conservation Area.

## CAR PARKING

The property benefits from a private rear car park which is capable of holding 6-8 vehicles. Additional ample metered parking is available through the West End, as well as the option to acquire two parking permits from Aberdeen City Council.

## RATEABLE VALUE

NAV/RV: £56,000 effective from 1 April 2023.

## EPC

The subjects have an EPC Rating of F.

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

## ACCOMMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

| FLOOR | 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 |

## VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

## TERMS

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

## RENT

On application.

## LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.



# TO LET

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**FROM 57 SQ M TO 366 SQ M**
**(FROM 614 SQ FT TO 3,620 SQ FT)**

**17 RUBISLAW TERRACE**
**ABERDEEN**
**AB10 1XE**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:


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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of th is property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitu te, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024**