



PRESTIGIOUS WEST END OFFICE SUITES WITH PARKING



FG Burnett

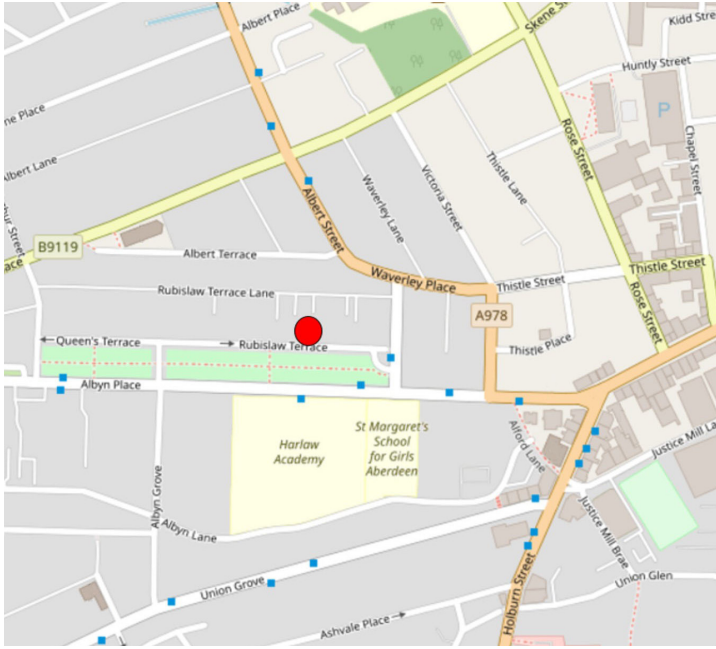


TO LET
6 Rubislaw Terrace

Aberdeen, AB10 1XE | From 61.3 – 238.3 sq.m (660 – 2,565 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located in Aberdeen's prestigious West End office district, home to the majority of the City's professional service firms and a vibrant mix of other occupiers including some major oil and gas companies.

By virtue of this location, the property benefits from excellent local facilities and amenities, further enhanced by its proximity to the City Centre.

The property also benefits from close proximity to the A90 Anderson Drive, the main arterial route through the city.

DESCRIPTION

The building is a mid-terraced town house, traditionally constructed in granite with a pitched slate-clad roof. The building has recently been refurbished to a high standard.

The available accommodation is arranged over ground, first and second floors and is available either as one or on a floor by floor basis. The specification includes carpet tiled floors, perimeter trunking and a new gas-fired central heating system.

Exclusive car parking is available within the car park located to the rear of the building.

PROPERTY DETAILS

Rent	On application.	
Rateable Values	Ground Floor £24,500; First Floor £21,250; Second Floor £11,000.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Lease Terms	Flexible lease terms available.	
Service Charge	Service charge applies for management of common areas.	
VAT	Any rent quoted is exclusive of VAT.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC Certificate	E	
Floor Areas	The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-	
Ground Floor	78.6 sq.m	(846 sq.ft)
First Floor	98.4 sq.m	(1,059 sq.ft)
Second Floor	61.3 sq.m	(660 sq.ft)
Total	238.3 sq.m	(2,565 sq.ft)

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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