

PRESTIGIOUS WEST END OFFICE SUITES WITH PARKING





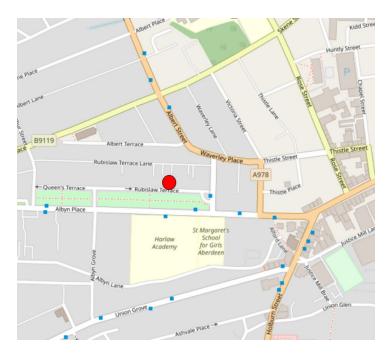
6 Rubislaw Terrace

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



6 RUBISLAW TERRACE

ABERDEEN, AB10 1XE





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.	
Legal Costs		
EPC Certificate		
	own legal costs incur	n measured in
EPC Certificate	own legal costs incurr E The property has bee accordance with the I	n measured in
EPC Certificate Floor Areas	own legal costs incurr E The property has bee accordance with the I Measuring Practice (6	n measured in RICS Code of th Edition):-
EPC Certificate Floor Areas Ground Floor	own legal costs incurred. The property has bee accordance with the I Measuring Practice (6	n measured in RICS Code of th Edition):- (846 sq.ft)

VIEWING & OFFERS

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

GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

JONATHAN NESBITT

t. 01224 597531

e.jonathan.nesbitt@fgburnett.co.uk

FGBURNETT.CO.UK

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