



FULLY REFURBISHED GROUND AND UPPER FLOOR OFFICE/STUDIO



TO LET / MAY SELL
6 Rubislaw Terrace Lane

Aberdeen, AB10 1XF | 53.55 sq.m (576 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



FULLY REFURBISHED GROUND AND UPPER FLOOR OFFICE/STUDIO

LOCATION

The property is situated within the heart of Aberdeen's West End office district, close to Union Street, Aberdeen's main commercial thoroughfare.

More specifically, the property lies on the south side of Rubislaw Terrace Lane which runs parallel to Rubislaw Terrace.

Nearby occupiers include Drum Property Group, Brewin Dolphin, Parx Cafe and No10 Bar & Restaurant.

DESCRIPTION

The property comprises ground and upper floor office accommodation contained within a two storey 'coach house' building constructed of traditional stonework with a pitched timber framed slate clad roof over.

The property has undergone extensive refurbishment in recent years and is an excellent example of 'loft' style, modern office accommodation comprising:-

- Ground floor open plan office/meeting room with floor to ceiling double glazed windows allowing excellent natural daylight
- Tea prep area & disabled WC facilities
- Open plan upper floor office with ample natural daylight
- Ceiling mounted LED lights
- Cat 6 cabling with perimeter trunking
- Intercom and fire alarm system installed

There is parking for one vehicle.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal area derived:-

Total	53.55 sq.m	576 sq.ft
-------	------------	-----------

LEASE TERMS

The property is available on flexible lease terms at a rental of £14,000 pa.

SALE

Our client may consider a sale of the property with price on application.

RATEABLE VALUE

The current rateable value as at 1st April 2017 is £11,500.

An ingoing occupier may benefit from 100% rates relief with the Small Business Bonus Scheme, with further enquiries to be directed to Aberdeen City Council.



EPC

G177. Copy available on request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

AML

In accordance with both HMRC and RICS guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.



VIEWING & OFFERS

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

LISA COWIE

t. 01224 597536

e. lisa.cowie@fgburnett.co.uk

GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

FGBURNETT.CO.UK