

Robertson
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TO LET



23

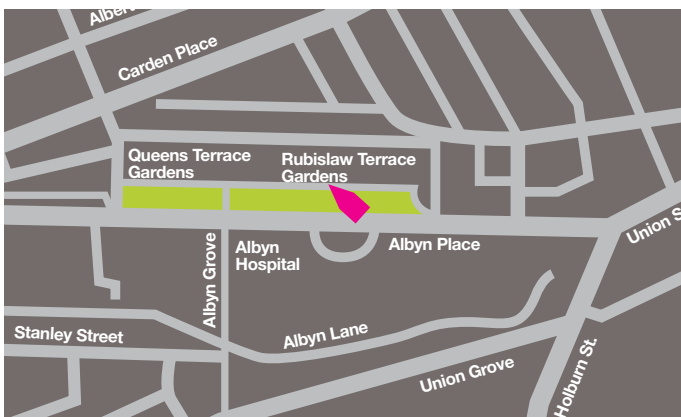
REFURBISHED
OPEN PLAN OFFICE SUITE
23 RUBISLAW TERRACE
ABERDEEN



LOCATION

The premises occupy a prime location in the heart of Aberdeen's west end office area at Rubislaw Terrace. The surrounding area is occupied by numerous professional and energy related companies. Rubislaw Terrace is situated a short walk from Union Street which offers staff excellent retail and leisure facilities.

The exact location is shown on the map below.



DESCRIPTION

The subjects occupy the lower ground floor of a traditional mid-terraced granite and slate building. The entire building has undergone extensive refurbishment and extension. The accommodation offers a modern open plan suite together with new toilet and kitchen facilities. The refurbishment is to a high standard throughout and includes

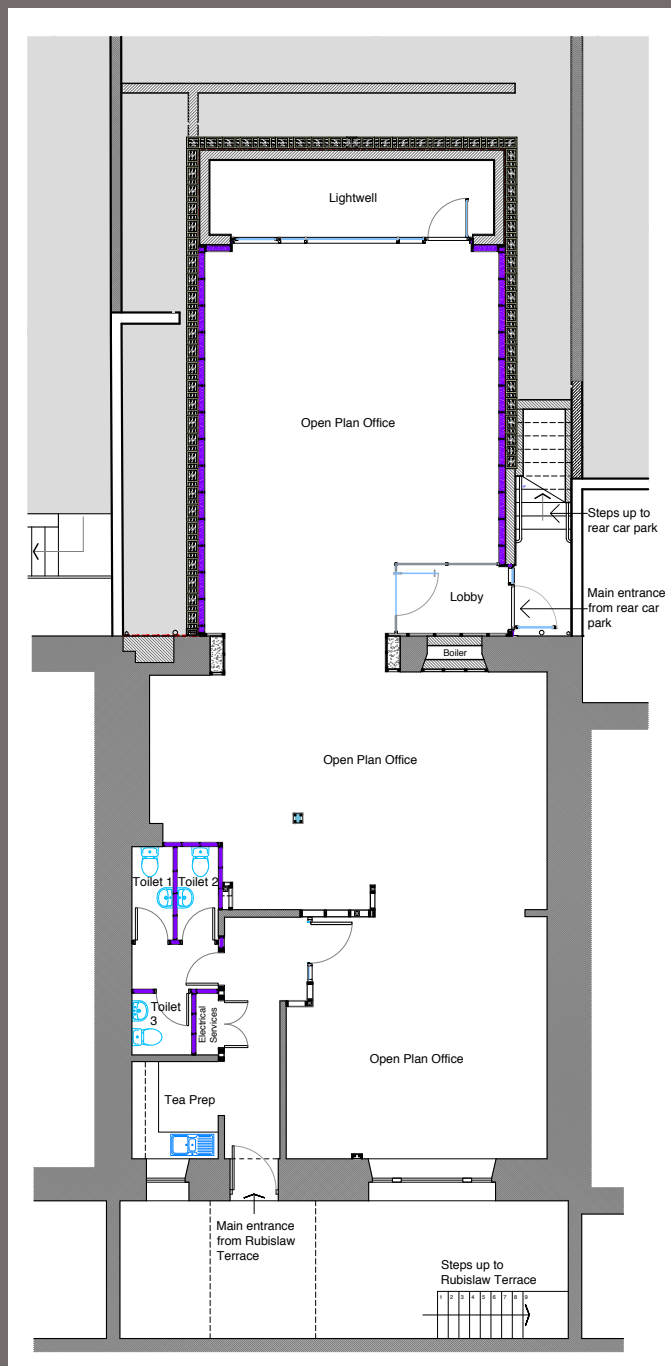
- Suspended ceilings incorporating modern fluorescent light fittings
- Central heating system
- Fresh décor and carpeting
- Toilets and kitchen facilities
- Skirting trunking
- Two attractive meeting rooms created



ACCOMMODATION

The following accommodation is provided.

Net Internal Area
139.94 sq m
1,506 sq ft



CAR PARKING

One exclusive car parking space is provided with direct access to the suite. Ample on street parking is available and parking permits are available from the local authority allowing 24 hour parking.

LEASE TERMS

Our client is seeking to lease the premises for a term of 5 years on the usual Full Repairing and Insuring Terms.

RENTAL

Upon application.

RATEABLE VALUE

The premises have a Rateable Value of £20,750 plus £550 for the car parking space.

ENERGY PERFORMANCE CERTIFICATE

The suite has an Energy Performance Rating of B+ Full details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and Registration Dues Incurred.

DATE OF ENTRY

By arrangement

VIEWING AND FURTHER INFORMATION

Further information is available from the letting agents who can also make arrangements to view.

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