

Robertson
Property
Consultancy



FG Burnett

TO LET



FULLY 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

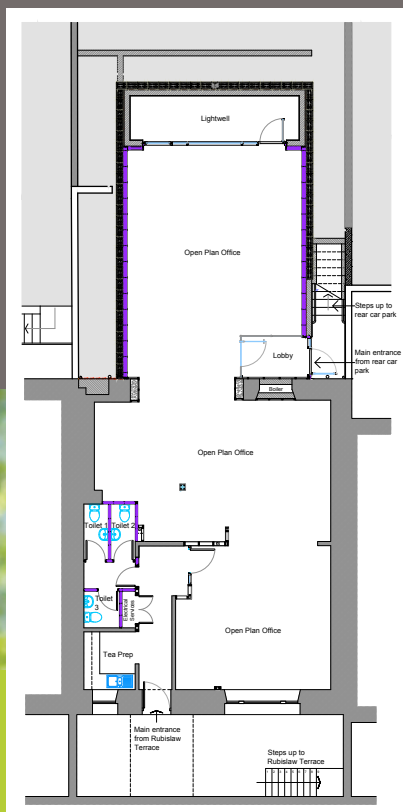
The subjects occupy the lower ground floor of a traditional mid-terraced granite and slate building. The entire building has undergone extensive refurbishment and extension. The accommodation offers a modern open plan suite together with new toilet and kitchen facilities. The refurbishment is to a high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

- New suspended ceilings incorporating modern fluorescent light fittings
- New central heating system
- Fresh décor and carpeting
- New toilets and kitchen facilities
- New skirting trunking

ACCOMMODATION

The following accommodation is provided calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

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 minimum term of 10 years on the usual Full Repairing and Insuring Terms.

RENTAL

Upon application.

RATEABLE VALUE

The premises will require to be assessed upon completion of the works.

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 SDLT 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.

**Robertson
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Mike Robertson
Robertson Property Consultancy
Tel: 07768 902416
Email: mike.robertson@robertsonpc.co.uk

 **FG Burnett**

Graeme Millar
T: 01224 597539
E: graeme.millar@fgburnett.co.uk

Dan Smith
T: 01224 597532
E: daniel.smith@fgburnett.co.uk

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