

REDUCED RENT
£32,000 PER ANNUM



FG Burnett

To Let

6 Rubislaw Place

Aberdeen, AB10 1XN

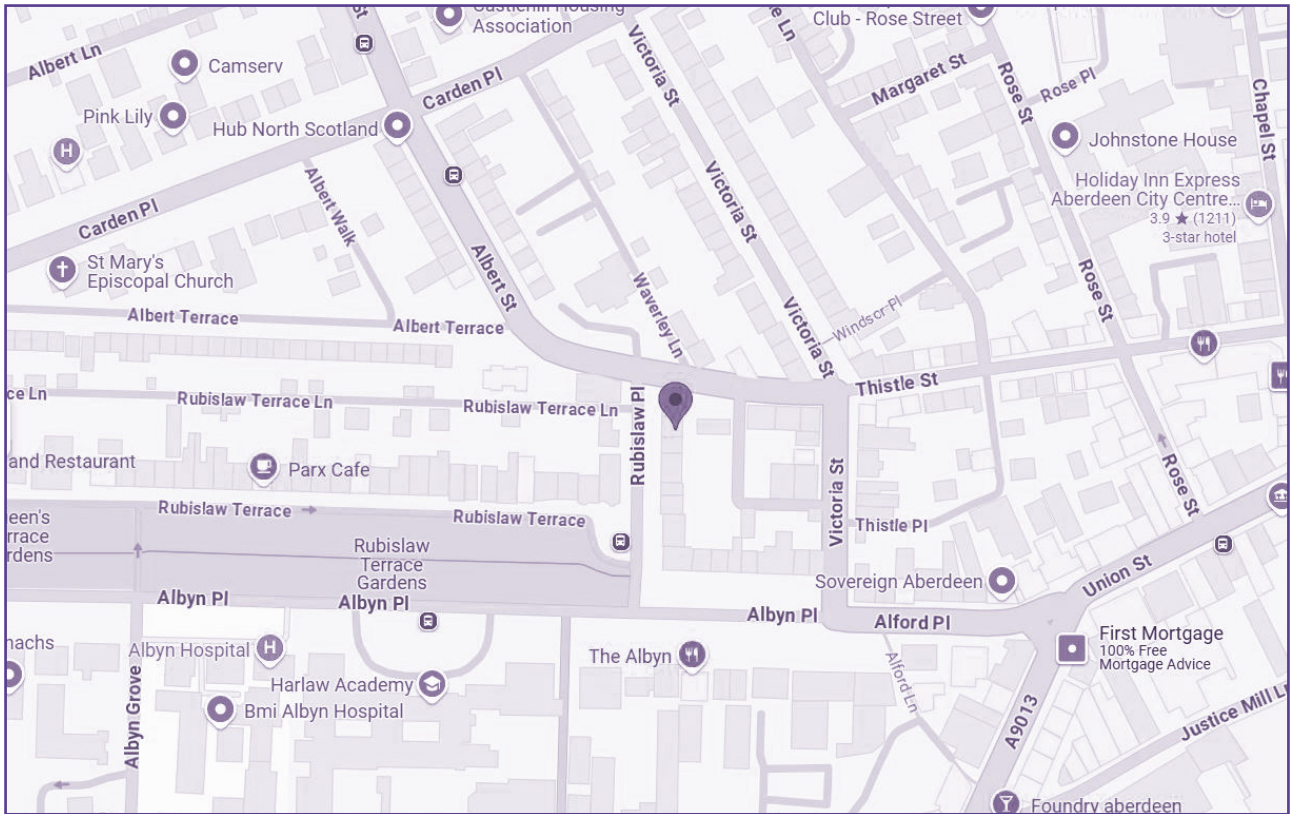
178.02 sq.m | 1,916 sq.ft

- Fully Refurbished Traditional West End Office
- Whole Building with Private Car Parking



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on the east side of Rubislaw Place within the heart of Aberdeen's prestigious west end office district.

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

Nearby properties are a mix of residential and commercial with surrounding occupiers including Mackie Ramsay Taylor, Evolve Group (UK) Ltd and Henderson & Hardy.

Car Parking

5 exclusive car parking spaces are available, accessed via Waverley Place.

Description

The building comprises a traditional terraced two storey and attic building of granite block construction with a pitched and slate roof, incorporating dormer projections.

Access to the property is by way of single timber door off Rubislaw Place with rear access via the car park.

Internally, the accommodation comprises primarily cellular offices that have been fully refurbished to a high standard.

- The property benefits from:-
- New WC and tea prep facilities
- LED lighting throughout
- Gas fired central heating
- Freshly painted walls
- New carpet coverings

Floor Area

The subjects have been measured in accordance with IPMS3 and the following approximate areas derived: -

Ground Floor	73.61 sq.m	792 sq.ft
First Floor	63.24 sq.m	681 sq.ft
Second Floor	41.17 sq.m	443 sq.ft
Total	178.02 sq.m	1,916 sq.ft
Limited Use Area	12.79 sq.m	138 sq.ft

Rent

£32,000 per annum exclusive of VAT which breaks back to an attractive rental rate of £16.70 per sq.ft.

Lease Terms

This property is available to let on a new Full Repairing and Insuring lease. Whilst a long lease is preferred, consideration may be given to shorter terms, subject to landlord consent. Any longer term lease will be subject to periodic upward only rent reviews.

Rateable Value

The Rateable Value effective from 1st April 2023 is £31,250 per annum.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

The property has an EPC rating of E77.

VAT

All prices quoted are exclusive of VAT, which is applicable.

Legal Costs

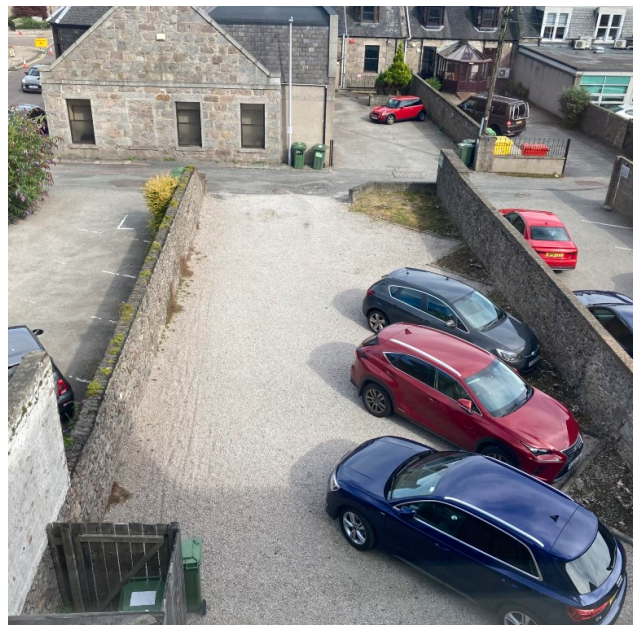
Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.



FG.B





Viewings & Offers

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

Graeme Nisbet

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e: graeme.nisbet@fgburnett.co.uk

Hollie Stevenson

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