



THE HILL

OF RUBISLAW



SUITE 1, GROUND FLOOR
PLUG & PLAY OFFICE SUITE
409 SQ M (4,420 SQ FT)
17 CAR PARKING SPACES



LOCATION

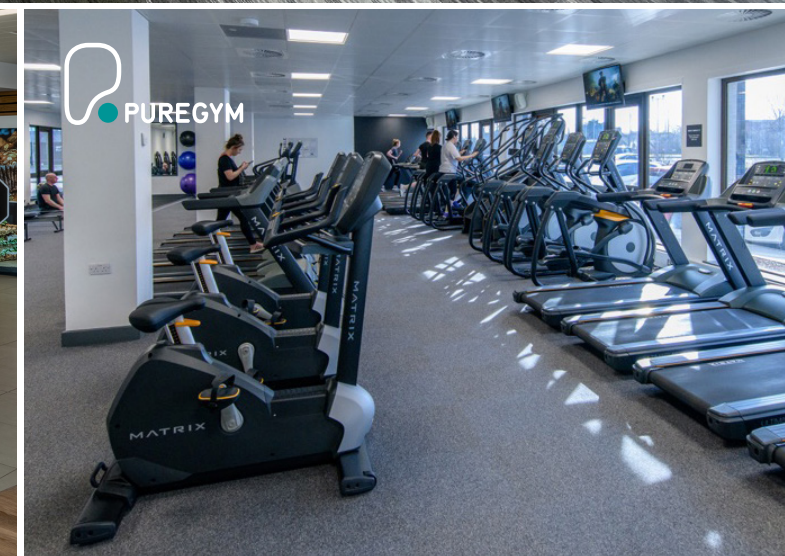
Adjacent to Anderson Drive, and located in the Western Office Corridor, the Hill of Rubislaw is situated in the heart of Aberdeen.



H1

H1 HIGHLIGHTS

- High quality, refurbished office building
- Welcoming reception area with concierge and site security
- Multi-functional touch down business lounge
- Café @ H1 serving breakfast, lunch, coffees and snacks
- Extensive parking for staff and visitors
- Market leading Pure Gym situated in the building
- Excellent outside amenity space for staff including H1 Courtyard, Rubislaw Quarry and Den Burn
- Occupiers include Ithaca Energy, Harbour Energy, Siccar Point and Serica Energy
- Close to exclusive Malmaison and Chester Hotels



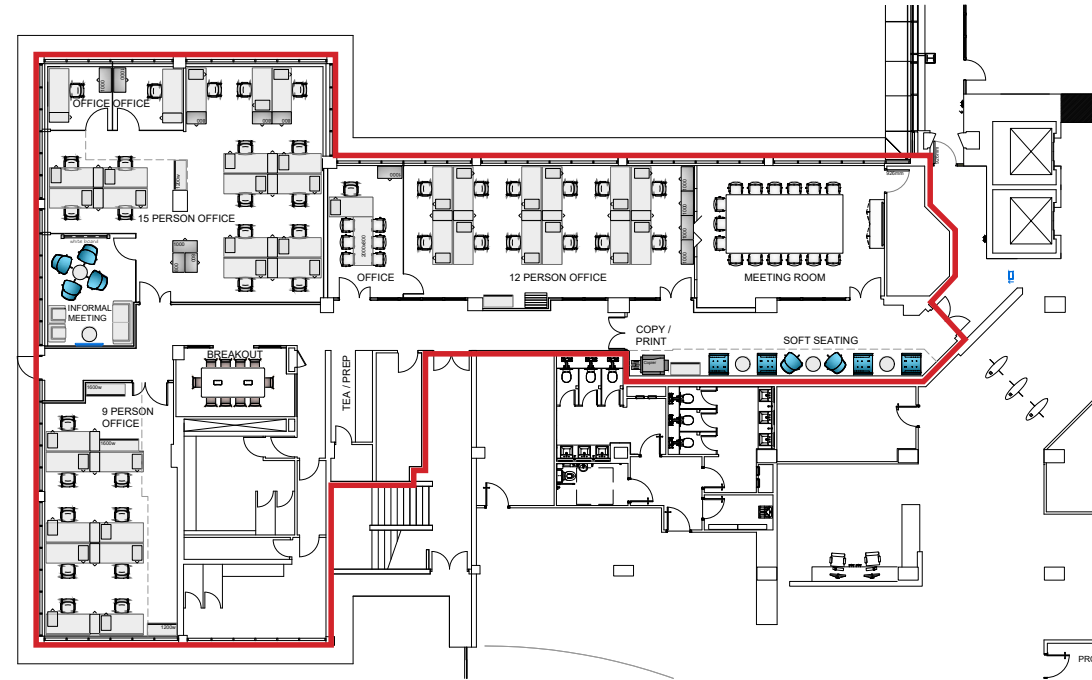
H1

AVAILABLE OFFICE ACCOMODATION:

SUITE	AREA (SQ M)	AREA (SQ FT)	CAR PARKING
Suite 1, Ground Floor	409	4,420	Up to 17 spaces

Fully fitted office suite providing; reception, 4 office areas, board room, 3 individual offices/meeting rooms and kitchenette.

- Suite close to all ground floor amenities
- Modern comfort cooling
- LED lighting
- Double glazed openable windows
- WCs
- EPC: C



LEASE TERMS

The subjects are available on FRI terms for a negotiable lease duration.

RENT

£81,770 per annum (£18.50 per sq ft), exclusive of VAT.

SERVICE CHARGE

As the property is multi-let, there is a pro-rata service charge payable for the upkeep, repair and maintenance of the common parts of the building. The service charge will be capped at £6.00 per sq ft.

BUSINESS RATES

c.£12.00 per sq ft rates payable, exclusive of car parking.

ENTRY

Immediate entry available.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal cost in relations to documenting a transaction. The ingoing occupier will be responsible for any LBTT and Registrations Dues, if applicable.



CONTACT

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