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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

**TO LET**  
**PRESTIGIOUS MID TERRACED WEST END**  
**OFFICE WITH GENEROUS PARKING**



**17 RUBISLAW TERRACE**  
**ABERDEEN**  
**AB10 1XE**

Viewing is strictly by arrangement  
with the sole letting agent

Floor space:  
**336.19sq m (3,620sq ft)**

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### Location

The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prestigious west end office district. The property is located opposite Rubislaw Terrace Gardens and is less than 500 yards west of Union Street; the city's main commercial thoroughfare.

Occupiers in close vicinity include Aberdeen Standard, Maven Capital, Stronachs LLP, Hall Morrice LLP and Parkmead Group.

The exact location is shown on the ordnance survey extract above.

### Description

The property comprises a mid terraced former townhouse arranged over lower ground, ground, first and second floors together with a two storey extension to the rear. The property is of traditional granite construction with a pitched slated roof. The extension is also of a similar construction.

Internally, the subjects comprise cellular accommodation however many of the rooms are large enough to provide good open plan office space. The building has been refurbished internally and externally to high standard throughout benefiting from adequate tea preparation facilities as well as male and female toilets.

Direct access to the building is also available to the rear via the car park.

It should be noted that the property is Category B listed and lies within a conservation area.

### Car Parking

The property benefits from a private rear car park which is capable of holding 6-8 vehicles. The car park is accessed from either Queens Terrace Lane or Rubislaw Terrace Lane. Additional ample metered parking is available throughout the west end as well as the option to acquire two parking permits from Aberdeen City Council at an additional cost.

### Accommodation

We have calculated the following approximate net internal floor area in accordance with the RICS Code of Measuring Practice (6th Edition):

Lower Ground Floor:	113.53 sq m	1,222 sq ft
Ground Floor:	90.77 sq m	977 sq ft
First Floor:	74.90 sq m	807 sq ft
Second Floor:	56.99 sq m	614 sq ft
<b>Total:</b>	<b>366.19 sq m</b>	<b>3,620 sq ft</b>

### Rateable Value

The draft proposed Rateable Value of the subjects is **£56,000** (formerly £82,000) effective from 1 April 2023. Please note this is draft and may be subject to change under the ongoing Rating Revaluation.

### Rent

Upon Application

### Lease Terms

The subjects are available on Full Repairing and Insuring (FRI) lease terms for a negotiable period subject to covenant status.

### Energy Performance Certificate (EPC):

The subjects have an EPC rating of F.

### Entry

The subjects will be available for immediate occupation upon conclusion of formal legal missives in accordance with Scots Law.



### Legal Costs

The ingoing tenant will be responsible for the landlords reasonably incurred legal expenditure. The tenant will also be responsible for any LBTT and registration dues where applicable.

### VAT

VAT will be payable at the standard rate on all monies due under the lease.

### Viewing and Further Information

To arrange a viewing or enquire further about this property, please do not hesitate to contact the sole letting agents:

The Capitol  
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AB11 6DA

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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