

**Ryden**.co.uk  
01224 588866

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

**TO LET**

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



**13 RUBISLAW TERRACE  
ABERDEEN  
AB10 1XE**

To arrange a viewing or for further information, please contact:

Floor Area:

**Lower Ground Floor: 70 sq m (755 sq ft)  
Ground Floor: 101.30 sq m (1,090 sq ft)**

**Contact:**  
Arron Finnie  
Thomas Codona

**Telephone:**  
01224 588866

arron.finnie@ryden.co.uk  
thomas.codona@ryden.co.uk

Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

London  
020 7436 1212

Manchester  
0161 249 9778



**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 of the property is shown on the street plan above.

**Description:**

The property comprises a mid-terraced former townhouse arranged over lower ground, ground, first and second floors. The property is of traditional granite construction with a pitched slated roof.

Internally, the subjects comprise cellular accommodation, however, some of the rooms are large enough to provide good open plan office space. The building benefits 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 car park accessed from either Queen's Terrace Lane or Rubislaw Terrace Lane. Additional ample metered parking is available through 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 6th Edition:

Lower Ground Floor	70 sq m	755 sq ft
Ground Floor	101.30 sq m	1,090 sq ft
<b>Total</b>	<b>171.30 sq m</b>	<b>1,845 sq ft</b>

**Rateable Value:**

The new proposed Rateable Value of the subjects effective from 1 April 2023 are:

**Lower Ground Floor:** NAV/RV: £12,000  
**Ground Floor:** NAV/RV: £20,000

Please note these figures are 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 checks.

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendations Report can be made available upon request.

**Legal Costs:**

The ingoing tenant will be responsible for the landlord's 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 & Further Information:**

To arrange a viewing or for further information, please contact:

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

Tel: 01224 588866

E-mail: arron.finnie@ryden.co.uk  
thomas.codona@ryden.co.uk

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.

Ryden is a limited liability partnership registered in Scotland Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.