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

TO LET

WEST END OFFICE WITH CAR PARKING



**8 RUBISLAW TERRACE
ABERDEEN
AB10 1XE**

Viewing strictly by appointment
with the sole letting agents.

Floor Space:
85.50 - 322.90 sq m
920 - 3,476 sq 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, Hall Morrice LLP, Parkmead Group and Shepherd and Wedderburn LLP.

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

Description:

The property a four storey building of granite construction with pitched and slate covered roofs.

The offices are finished to a high standard, incorporating both cellular and open plan office accommodation.

Car Parking:

16 car parking spaces are provided to the rear of the building and are accessed from Rubislaw Terrace Lane.

There is also an option to obtain two parking permits from Aberdeen City Council at an additional cost, with all negotiations to be held directly with the Council.

Rateable Value:

As No.7 has been let, the premises will require to be re-assessed.

Rent:

On application.

Lease Terms:

Our client is willing to consider flexible lease lengths on FRI terms, subject to tenant covenant strength. A rental deposit may also be required.

Accommodation:

The premises has been measured in accordance with the RICS Code of Measurement Practice (6th Edition) and the following net internal floor area is noted below: -

Lower Ground Floor	85.50 sq m	920 sq ft
Ground Floor	86.10 sq m	927 sq ft
First Floor	95.10 sq m	1,024 sq ft
Second Floor	56.20 sq m	605 sq ft
TOTAL	322.90 sq m	3,476 sq ft

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D.

A copy of the EPC and Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Entry:

Immediate upon conclusion of legal missives.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing & Further Information:

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

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