AB15 6GZ

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)





Heritable Office Building on Established Office Park

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Property Information

Heritable Office Building on Established Office Park

- Substantial office building of 23,245 sq. ft.
- Located on the Well Established Office Park at Hill of Rubislaw
- Building Benefits from Comfort Cooling and Raised Floors
- 100 car parking spaces (1:232 sq. ft.) with secure barrier entry
- Nearby Occupiers include Chevron and Regus with the benefit of a Pure Gym nearby

Lot		Auctio
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Vacant Possession

Available

Sector

Office

12th December 2024

Status

Auction Venue

Live Streamed Auction

Location

Miles 67 miles north-east of Dundee

A90, A96 **Roads**

Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles Rail

west)

Aberdeen International Airport (6.5 miles west) Air

Situation

Hill of Rubislaw is located in Aberdeen's West End office corridor on Anderson Drive (A90), the inner ring road to the west of the city centre. There is easy access to Skene Road which leads west towards the Aberdeen Western Peripheral Route.

Tenure

Heritable.

Description

Royfold House is a detached office building arranged over ground and first floors with basement storage and an exceptional car parking provision. The building comprises an exclusive site on the Hill of Rubislaw, with secure barrier access to the 100 space car park.

VAT

VAT is applicable to this lot.

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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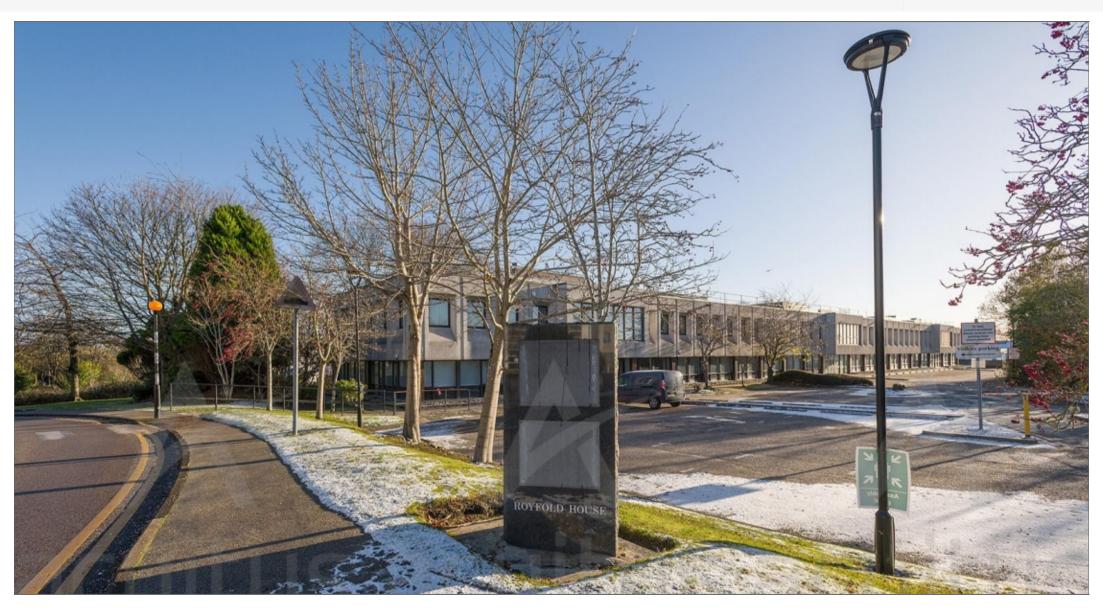
Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground Basement First	Office	1,107.09 109.81 1,032.61	(10,948) (1,182) (11,115)	VACANT POSSESSION
Total		2,249.51	(23,245)	

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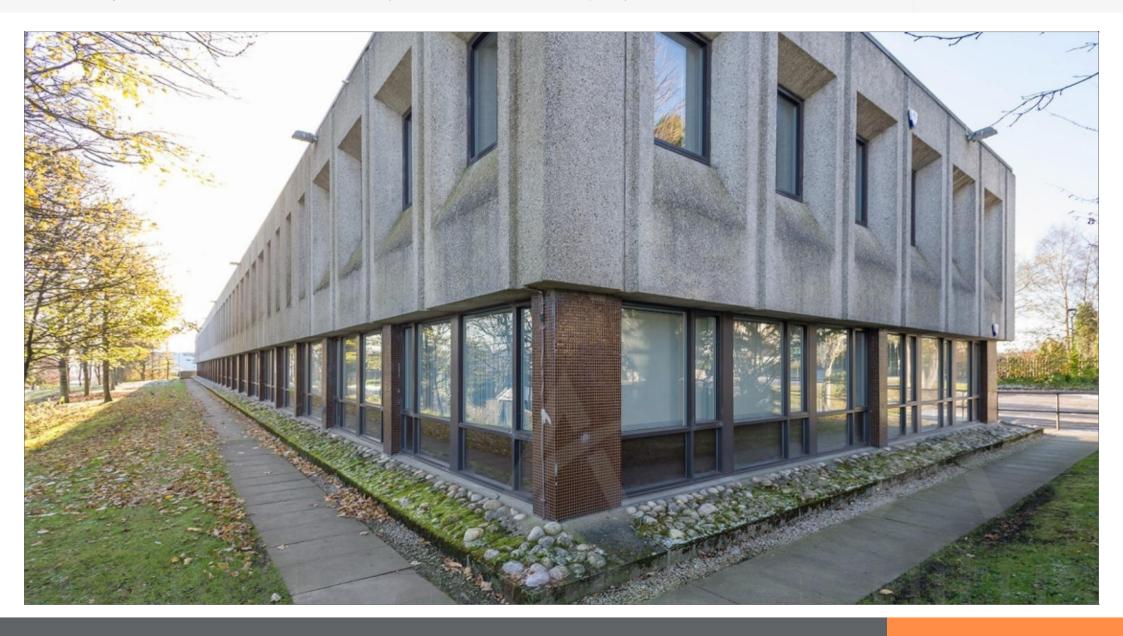




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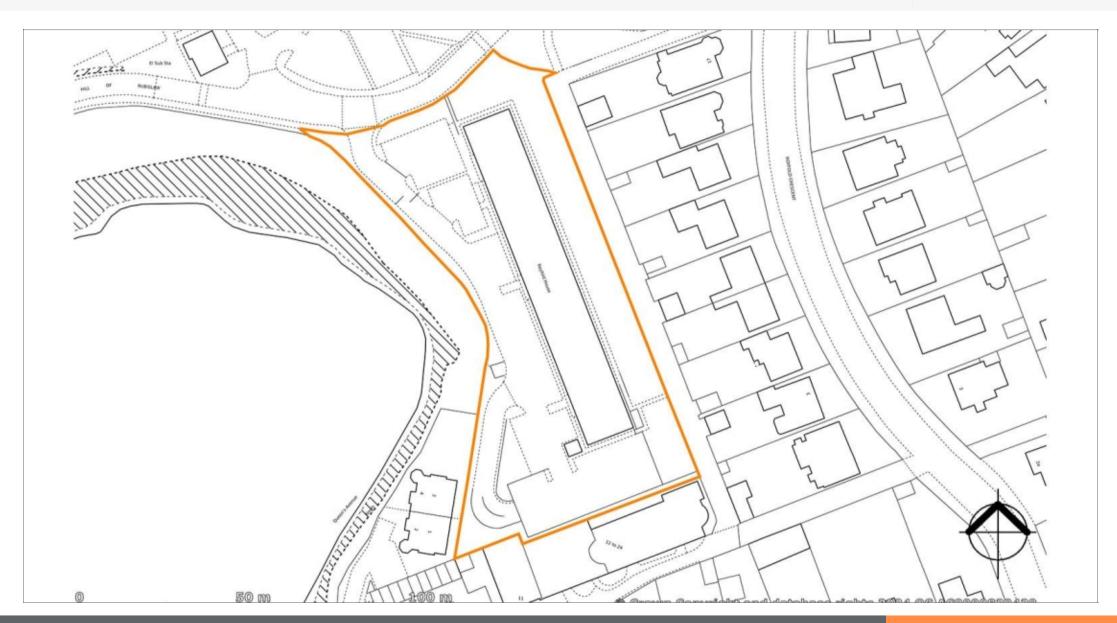


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