

Lot 30, Royfold House, Hill of Rubislaw, Aberdeen,

AB15 6GZ

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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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

30

Auction

12th December 2024

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

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

Air

Aberdeen International Airport (6.5 miles west)

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.

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Tenancy & Accommodation

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

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2024

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