

To Let



City Centre Office Suites with Parking

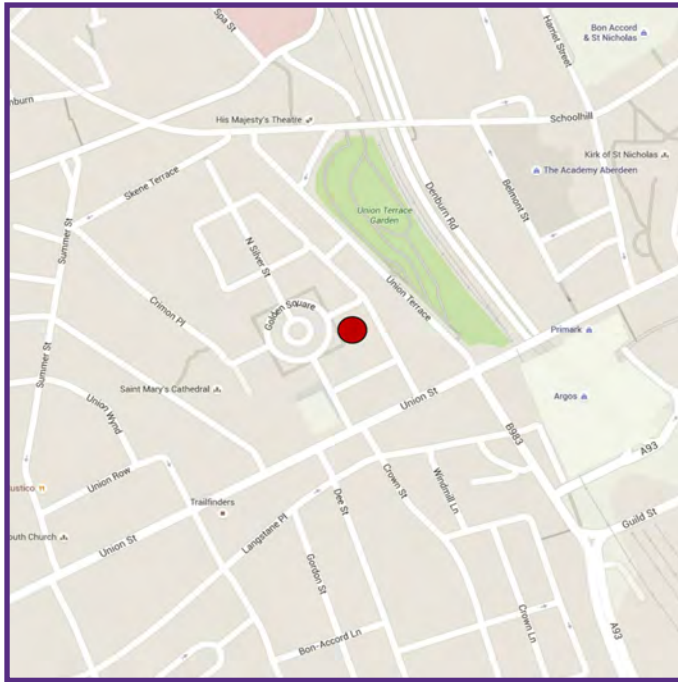
Woodburn House
4/5 Golden Square
Aberdeen
AB10 1RD

14.12 sq.m - 167.97 sq.m (152 sq.ft - 1808 sq.ft)



FG Burnett

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www.fgburnett.co.uk



Location

The available accommodation is located within Golden Square, a popular mixed use area situated in the heart of Aberdeen City Centre. Golden Square is in close proximity to Union Street, Aberdeen's principal retail and commercial thoroughfare and, by virtue of it's location the property benefits from a vast array of local amenities.

The exact location of the subject property is indicated on the plan above which has been provided for indicative purposes only.

Description

The subjects comprise of two inter-linked mid-terraced town houses of traditional granite and slate construction with a more modern rear extension. The buildings have been linked internally and provide a number of office suites of varying sizes, together with secure basement car parking, accessed from Diamond Street.

The available offices benefit from a modern specification to include carpet tiled flooring, painted paper walls and modern light fitments. The property also benefits from a superfast BT fibre internet connection.

Suites are available individually or in combination.

Car Parking

Two parking permits may also be available to tenants by application through Aberdeen City Council.

Floor Areas

Suite B:	55.74 sq.m	(600 sq.ft)
Suite C1:	20.25 sq.m	(218 sq.ft)
Suite G1:	53.98 sq.m	(581 sq.ft)
Suite G2:	14.12 sq.m	(152 sq.ft)
Suite K2:	23.88 sq.m	(257 sq.ft)

The floor areas were measured in accordance with the RICS Code of Measuring Practice (6th Edition).

EPC Rating

A copy of the EPC and recommendation report is available on request.

Lease Terms

The suites are available on effective FRI terms for a negotiable lease duration. Any medium to long term commitment will require the provision for rent review at regular intervals.

Incentives may also be available to tenants that are of demonstrable covenant.

Rent

Competitive rents are available upon application.

Service Charge

As is usual practice in multi-tenanted buildings, each tenant will be responsible for payment of a service charge in relation to their share of the maintenance, repair and servicing of the common and external parts of the building.

A service charge budget can be provided to interested parties on application.

Rateable Value

The suites are contained within the Valuation Roll as having the following Rateable Values effective from 1 April 2017:-

Suite B:	£8,300
Suite C1:	£3,000
Suite G1:	£9,400
Suite G2:	£2,400
Suite K2:	£3,300

VAT

VAT is payable in addition to all monies due under the lease.

Legal Costs

Each party will bear their own legal costs associated with the documentation of any lease. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewing & Offers

Strictly by arrangement with the sole letting agents to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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