

2ND FLOOR, 9 GOLDEN SQUARE

Aberdeen, AB10 1RB



Key Highlights

- Recently refurbished office space
- Prestigious city centre address
- Open plan floor plate offering flexible workspace
- 178.7 sq.m (1,924 sq.ft)
- Car parking available
- Potential to be split into 2 smaller suites

SAVILLS ABERDEEN
5 Queens Terrace
Aberdeen AB10 1XL

+44 (0) 122 497 1111

[savills.co.uk](https://www.savills.co.uk)

savills

Location

Located in the North East corner of Golden Square, 9 Golden Square, is a long established prestigious office address in the heart of Aberdeen City Centre. With Union Street only 400 feet away - Aberdeen's main commercial thoroughfare - the property benefits from a wide array of local amenities including Starbucks, Café Nero, Sainsbury's and Co-op Food and excellent transport links via the bus and train stations.

Description

The office is located on the second floor of a Category B listed terraced granite and slate building. The premises have recently undergone a fully comprehensive refurbishment and now offer bright open plan working space with the potential for partitions to be erected to create more cellular offices. Recently, the suite has been granted council permission to be split into two suites of 75 sq.m & 85 sq.m respectively. This could offer Small Business Rates exemption for incoming occupiers. There is a small kitchenette located in the suite, a server room and a large meeting room. Refurbished to a modern specification the accommodation offers: carpet tiled floors, suspended ceiling with LED light fittings, gas fired radiators and painted plaster walls. Toilets are located in the common areas of the building.

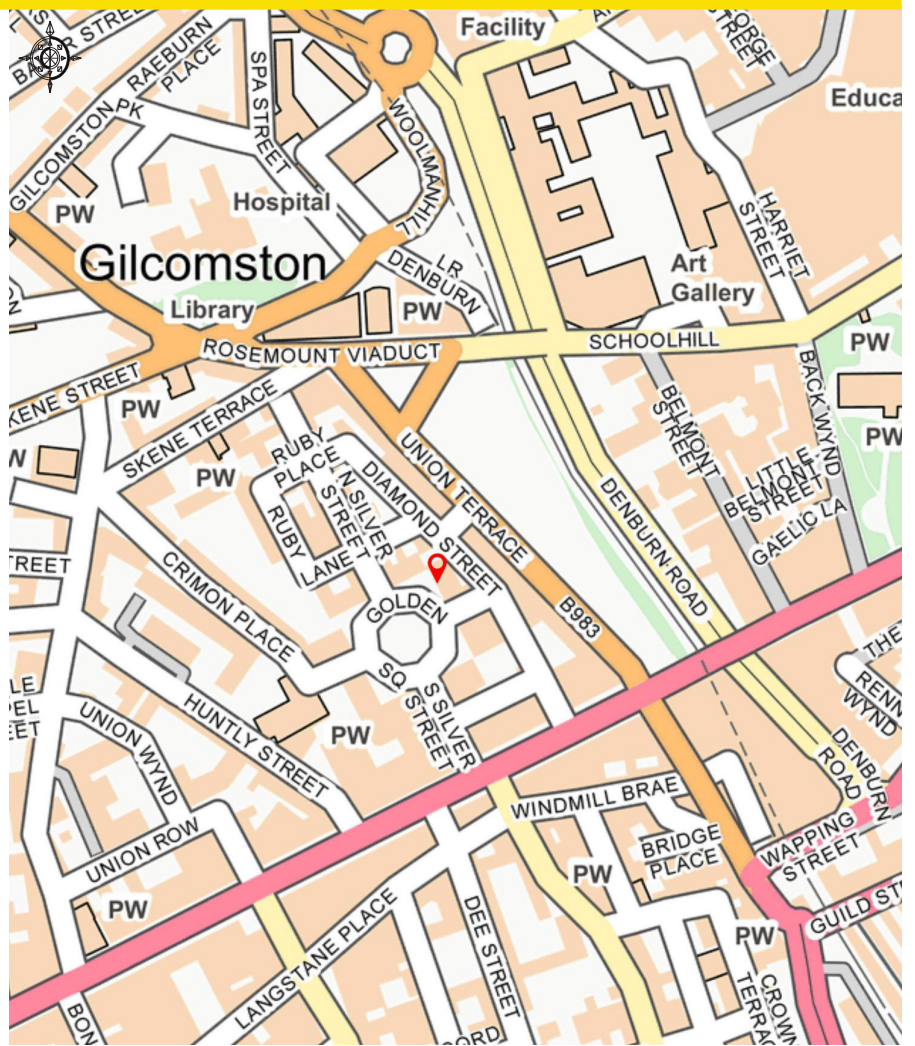
Car Parking

Car parking is available with the suite.

Floor Area

The following floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition):

FLOOR AREA	SQ M	SQ FT
Total	178.7	1,924



SAVILLS ABERDEEN
5 Queens Terrace
Aberdeen AB10 1XL

+44 (0) 122 497 1111

savills.co.uk

savills

Lease Terms

Our clients are seeking to lease the premises on flexible terms and negotiable duration. Any medium to long term lease would require to incorporate provision for upward only rent review at regular intervals.

Rent

A rental of £20,000 per annum is sought for the property.

Price

£275,000 is sought for our client's interest in the subjects.

Rating

The property is contained within the Valuation Roll as having a Rateable Value of £31,500 effective from 1st April 2017. This figure is currently under appeal.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC Rating of C. A copy of the Energy Performance Certificate can be made available to any seriously interested parties upon request.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues applicable.

Entry Date

Immediate entry is available.

Viewings & Offers

For further information or viewing arrangements please contact the joint agents:



Contact

Dan Smith

+44 (0) 1224 971 134
dan.smith@savills.com

Kieran Ward

+44 (0) 1224 971 123
kieran.ward@savills.com

Mark McQueen

+44 (0) 1224 202 800
mark.mcqueen@shepherd.co.uk

Alistair Nicol

+44 (0) 1224 202 800
alistair.nicol@shepherd.co.uk

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | November 2019

savills