

# TO LET / MAY SELL

## MODERN OPEN PLAN CITY CENTRE OFFICE SUITE

**2<sup>ND</sup> FLOOR, 9 GOLDEN SQUARE, ABERDEEN, AB10 1RB**



- **QUALITY CITY CENTRE OFFICE SPACE**
- **PRESTIGIOUS ADDRESS**
- **WIDE ARRAY OF LOCAL AMENITIES**
- **178.7 SQM (1,924 SQFT)**

### VIEWING & FURTHER INFORMATION

Mark McQueen  
mark.mcqueen@shepherd.co.uk

T : (01224) 202800  
F : (01224) 202802

**shepherd.co.uk**

### LOCATION:

9 Golden Square is located in the North East corner of Golden Square, a long established office area situated in the heart of Aberdeen City Centre. Golden Square is in extremely close proximity to Union Street, Aberdeen's principal retail and commercial thoroughfare and, as a consequence, the accommodation benefits from a vast array of local amenity and easy access to transport links.

The Ordnance Survey extract is for identification purposes only.

### DESCRIPTION:

A high quality, city centre office suite on the second floor of a traditional Category B listed terraced granite and slate building. Windows on three elevations result in a bright and airy workspace and the suite is in predominantly open plan configuration with a large meeting room, kitchen facilities and a server room. There is a modern specification throughout to include carpet tiled floors, suspended ceiling with inset diffused strip lighting, gas fired radiators and painted plaster walls. Toilets are located in the common areas of the building. The suite benefits from one car parking space and additional permits can be acquired for 9 Golden Square.

### FURNITURE:

By separate negotiation, the suite may be offered fully furnished.

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#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>178.7</b>	<b>1,924</b>

The above mentioned floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### 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.

#### RENTAL:

A rental of £32,500 per annum is being sought.

#### PRICE:

Alternatively a sale of the subjects at £325,000 exclusive of VAT.

#### RATING:

The property is contained within the Valuation Roll as having a Rateable Value of £31,500 effective from 1st April 2017. An incoming occupier would have the opportunity to appeal this Rateable Value.

#### VAT:

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

#### ENERGY PERFORMANCE CERTIFICATE:

Further information and a recommendation report is available to 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:

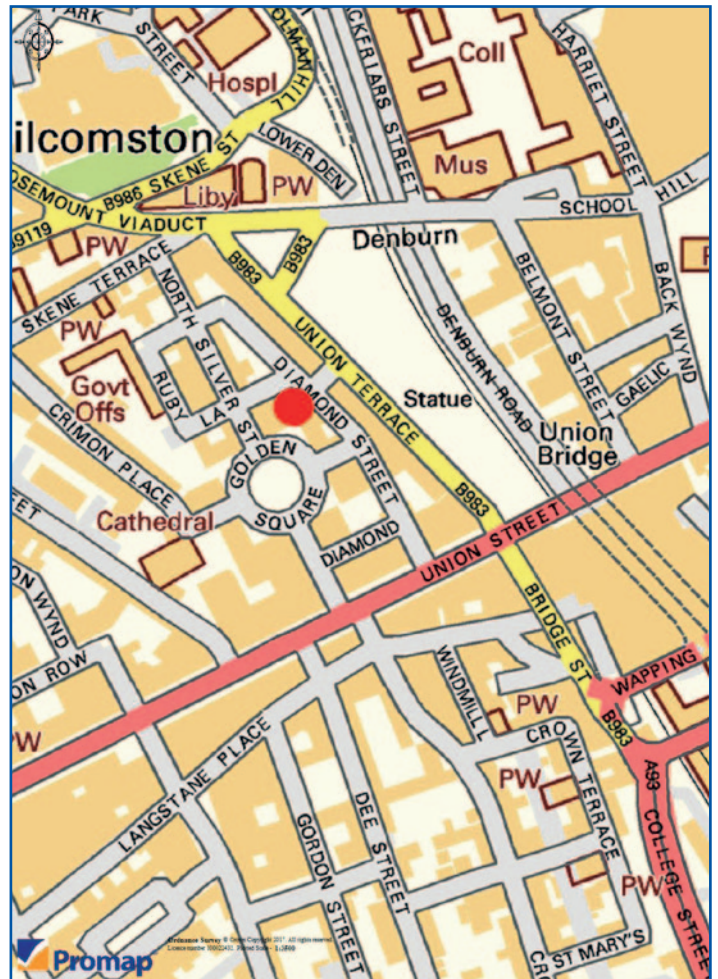
Immediate entry is available.

#### VIEWING & OFFERS:

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

J & E Shepherd, Chartered Surveyors  
35 Queens Road, Aberdeen, AB15 4ZN  
Tel: 01224 202800 Fax: 01224 202802  
Publication date: July 2017

Contact: Mark McQueen  
Email: mark.mcqueen@shepherd.co.uk



Savills  
5 Queens Terrace, Aberdeen, AB10 1XL  
Tel: 01224 971134

Contact: Dan Smith  
Email: Dan.smith@savills.com  
Tel: 01224 971133

Contact: Simpson Buglass  
Email: Sbuglass@savills.com