WOODBURN HOUSE

4/5 Golden Square, Aberdeen, AB10 1RD



Key Highlights

- Newly refurbished, modern specification
- Flexible lease terms
- Available for negotiable duration
- From 14.12 104.1 sq m (152 1,121 sq ft)
- All inclusive rents from £300 pcm
- Rents include heating, electricity and free fibre WiFi/Internet
- Refurbished common areas

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Location

The available accommodation is located within Golden Square, a popular mixed use area in the heart of Aberdeen City Centre. Golden Square is in close proximity to Union Street, Aberdeen's principal retail and commercial thoroughfare. There is a vast array of local amenity, and public transport is readily accessible.

The location is indicated on the attached plan.

Description

4/5 Golden Square comprises two inter-linked, mid-terraced town houses of traditional granite and slate construction extended to the rear. The buildings have been linked internally and provide a number of office suites of varying sizes, together with a secure basement car park, accessed via Diamond Street. Two parking permits per business can be purchased from Aberdeen City Council.

The available offices benefit from a modern specification to include carpet tiled flooring, painted paper walls, modern fluorescent light fitments and perimeter data trunking. Suites are available individually or in any combination. Free fibre internet & WiFi provided to each suite, subject to useage.

Floor Areas/Rent

AREA	SQ M	SQ FT	RENT
Suite B	55.7	600	£14,500
Suite B1	14.4	155	£3,875
Suite E	104.14	1,121	£22,420
Suite G1	53.98	581	£15,500
Suite J	76.09	819	£19,500
Suite K	40.50	500	£10,000

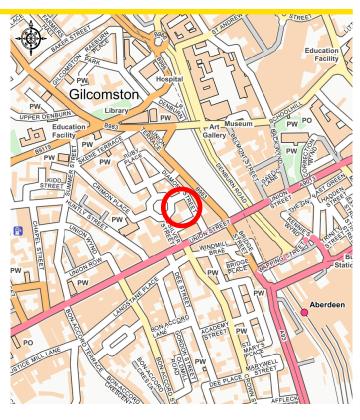
The floor areas were measured in accordance with the RICS Code of Measuring Practice (6th edition)

EPC Rating

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

Lease Terms

The suites are available on inclusive terms and a negotiable lease duration. The terms will include rent and service charge. The rent will be £20 - £25 per sq.ft, dependent upon the suite. Rents are all inclusive of heating, lighting and all common charges.



Rateable Value

Suite B	£8,300
Suite B1	£2,200
Suite E	£14,750
Suite G1	£9,400
Suite J	£12,750
Suite K	£6,800

Suites with a Rateable Value under £15,000 per annum may qualify for 100% rates relief under the Small Business Bonus Scheme.

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 a lease.

Entry

Immediate entry available on most suites.

Viewing & Offers

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

Contact

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