

# 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 fittings and perimeter data trunking. Suites are available individually or in any combination. Free fibre internet & WiFi provided to each suite, subject to usage.

## 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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