

## CITY CENTRE OFFICE PREMISES

- > REFURBISHED OFFICE SPACE OVER TWO FLOORS
- > AVAILABLE FLOOR BY FLOOR
- > PRESTIGIOUS CITY CENTRE ADDRESS
- > OPEN PLAN FLOOR PLATE OFFERING FLEXIBLE WORKSPACE
- > FROM 178.7 SQM (1,924 SQ.FT) – 368.49 SQM (3,967 SQFT)
- > CAR PARKING AVAILABLE

TO LET/MAY SELL

### 9 GOLDEN SQUARE, ABERDEEN, AB10 1RB

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## Open Plan Refurbished City Centre Offices

### 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

re arranged over the first and second floors 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.

In addition, both suites could be split into two suites smaller suites if required which could offer Small Business Rates exemption for incoming occupiers.

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 with kitchen facilities being dedicated to the suites themselves.

### CAR PARKING

Car parking is available with the suite.



ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
First Floor	189.79	2043
Second Floor	178.70	1,924
TOTAL	368.49	3,967

The above floor areas have been calculated on a Net Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition).

SUB-DIVISION

Alternatively, a lease of part of a floor will be considered.

LEASE TERMS

Our clients are seeking to lease the premises on flexible terms

RENT

£20,000 per annum per floor exclusive of VAT.

PRICE

Offers are invited for our clients interest in the premises either in whole or on a floor by floor basis.





## VAT

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

## RATING

The property is contained within the Valuation Roll as having a Rateable Value of:

First Floor - £38,750

Second Floor - £31,500

Fresh Start Rates Relief may be available resulting in 12 months rates free being available to occupiers.

## LEGAL COSTS

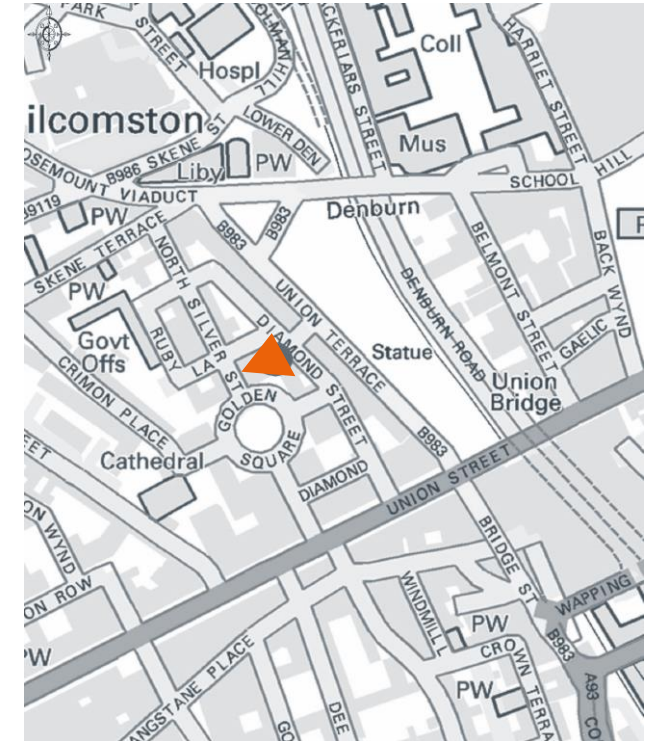
Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues applicable.

## 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.

## ENTRY DATE

Immediate entry is available.



**For further information or viewing arrangements please contact the joint agents.**