

TO LET



Quality City Centre Office Suites

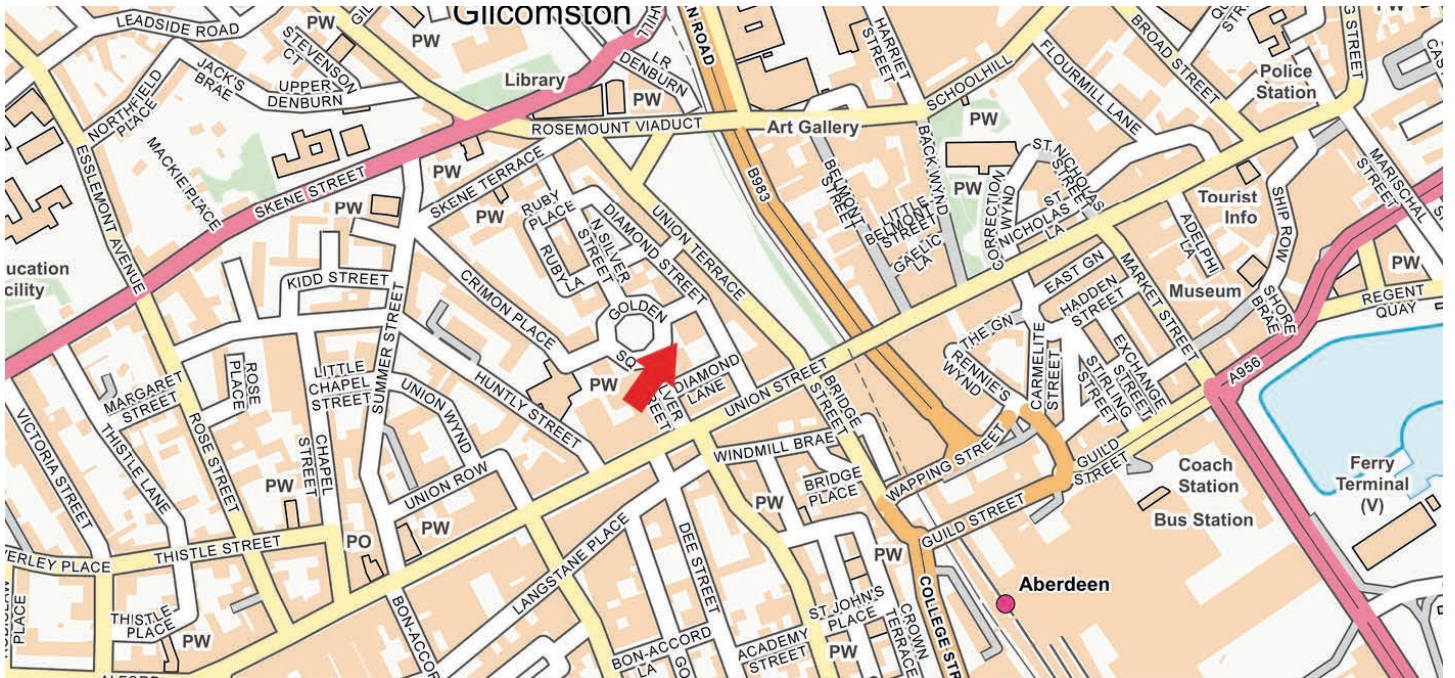
Aberdeen, Woodburn House, 4/5 Golden Square, AB10 1RD

Suites Available from: 14.12 sq m (152 sq ft) to 57.13 sq m (615 sq ft)

- Newly refurbished, modern specification
- Furnished or Unfurnished options
- Flexible lease terms available
- All inclusive rents from £300 per month
- Rents include heating, electricity and free fibre WiFi/Internet
- Available for negotiable duration
- 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 immediately adjacent to Union Street, Aberdeen's principal retail and commercial thoroughfare and the bus and railway stations are within a 10 minute walk of the property. There is a vast array of local amenities, and public transport is readily accessible.

The exact location can be seen on the above plan.

DESCRIPTION

Woodburn House 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. All suites are accessed from a refurbished entrance lobby with secure access controls. Male and Female welfare facilities are provided in the common areas of the building.

The suites provide bright and airy office accommodation and those to the front of the building benefit from views over Golden Square.

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 and Wi-Fi is provided to each suite, subject to usage and the suites are available on a furnished or unfurnished basis configured to individual tenant requirements.

AVAILABILITY

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

Description	sq m	sq ft	Rent (Inclusive of heating, lighting, power and fibre/WiFi)
Suite B	55.7	600	£11,700
Suite G1	14.12	152	£4,000
Suite G2	53.98	581	£13,900
Suite H1	56.67	610	£13,900
Suite H2	23.69	255	£6,000
Suite K5	40.50	500	£4,700
Suite L1	57.13	615	£11,500



LEASE TERMS

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

RATEABLE VALUES

Suite B	£8,300	Suite G1	£2,400
Suite G2	£9,400	Suite H1	£9,300
Suite H2	£3,900	Suite K5	£3,300
Suite L1	£8,700		

Suites with a Rateable Value under £15,000 per annum may qualify for 100% rates relief under the Small Business Bonus Scheme. In addition Fresh Start Relief may be available offering 100% rates relief in the first year to those suites which attract a rates liability. Interested occupiers are advised to confirm the rates position with the Assessors office.

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

VAT

VAT is payable in addition to all monies due under the lease.

ENERGY PERFORMANCE CERTIFICATE

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

ENTRY

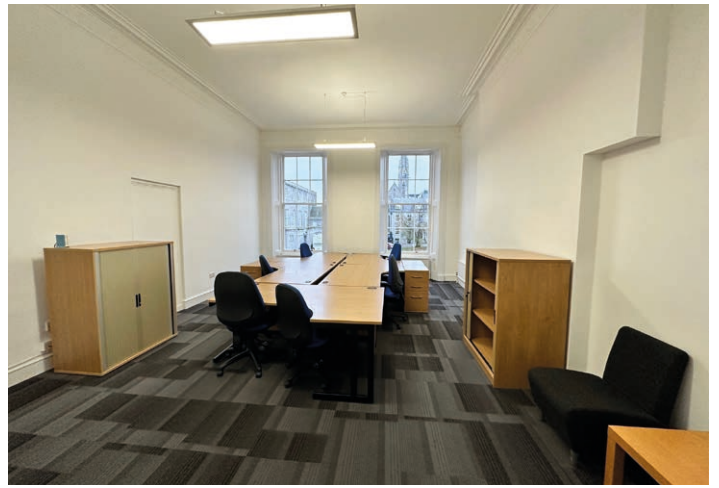
Immediate entry available on most suites

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the joint letting agents who will also make arrangements to view.



Contact

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