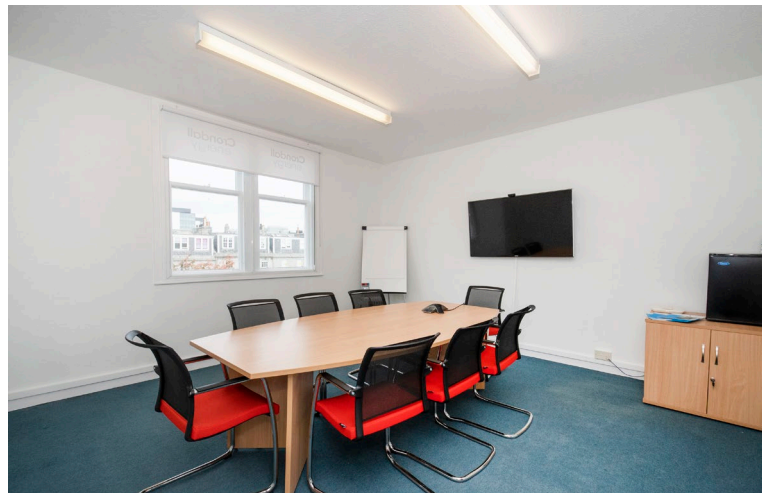
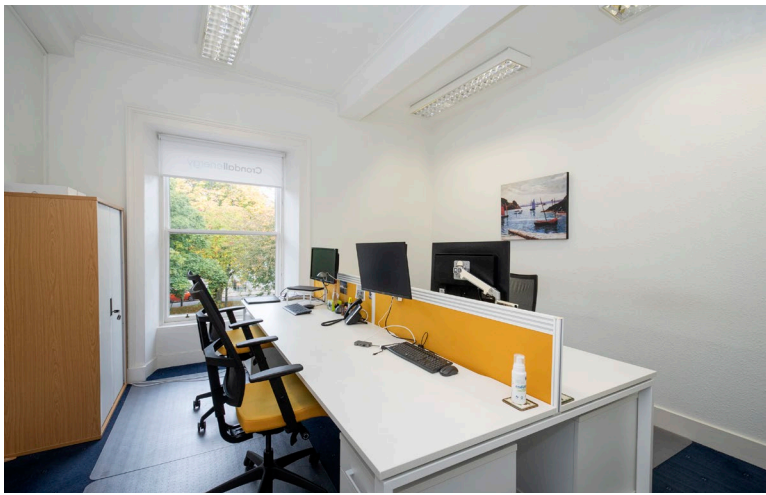




First and Second Floors, 13 Bon Accord  
Square, Aberdeen, AB11 6DJ

- CITY CENTRE OFFICE
- AREA - FROM 79.25 SQ. M (853 SQ. FT) TO 167.51 SQ. M (1,803 SQ. FT)
- EXCLUSIVE PARKING
- UNDERGOING REFURBISHMENT



## LOCATION

The property is situated on the south side of Bon Accord Square, within the heart of Aberdeen city centre. It is only 200 metres from Union Street, Aberdeen's main commercial thoroughfare and three of its most prime Grade A office buildings; Silver Fin, The Capitol and the IQ. Bon Accord Square has a variety of different uses including offices, residential and serviced apartments. Occupiers within Bon Accord Square include James Milne Chartered Accountants, Blackadder's, James and George Collie and Aon.

13 Bon Accord Square is well served by public transport links, Aberdeen's main bus and railway stations are less than a 10 minute walk away. There are multiple bus services that go along Union Street, providing links to all areas of the city. The subjects benefit from having a wide variety of local amenities situated within walking distance: including Cafes, Restaurants and Hotels. A wide range of retail offerings are also available on Union Street, which is just located 200 metres away.

## DESCRIPTION

The building provides a desirable working environment, with bright and well-presented common areas throughout, accentuating some of the periodic original features of the building. Bon Accord Square was designed in 1823 by the well renowned Archibald Simpson, a distinguished Aberdonian architect who built up a great legacy for his work across the city. 13 Bon Accord Square benefits from having a city centre location whilst providing a quiet and tranquil working environment, which has great views over the gardens of Bon Accord Square.

The subjects comprise both the first and second floors within the building, the space provides well-presented office accommodation which benefits from good natural light and overlooks the gardens in the middle of Bon Accord

Square. The floors are available both together or separately and there are toilet facilities on both floors.

#### ACCOMODATION

The Net Internal Areas are as follows:

	Sq. m.	Sq. ft.
First Floor	88.26	950
Second Floor	79.25	853
<b>Total</b>	<b>167.51</b>	<b>1,803</b>

#### PARKING

The subjects benefit from 4 parking spaces (2 for each floor), which benefit from being in a garage and are accessed from Craibstone Lane

#### RENT

£22,000 per annum exc.

Rent on application for occupation on a floor by floor basis

#### LEASE TERM:

The subjects are available on a Full Repairing and Insuring lease of negotiable duration.

#### RATES

The Rateable Value of the subjects is as follows:

1st Floor - £13,500  
2nd Floor - £11,000

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. If both floors are occupied separately, they may qualify for rates relief under the Small Business Bonus Scheme.



#### SERVICE CHARGE

A service charge is applicable in relation to the cost of maintenance of common areas. An estimate is available on request.

#### ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have the following EPC ratings:

1st Floor — E  
2nd Floor — E

Further details available on request

#### VAT:

All figures quoted are exclusive of Value Added Tax (VAT)

#### LEGAL COSTS:

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration dues.

#### VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



**Euan Rolland**

euan.rolland@g-s.co.uk  
07825 875303



**Emma Gilbert**

emma.gilbert@g-s.co.uk  
07717 441280

#### IMPORTANT NOTICE

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6. Date of Publication: June 2023