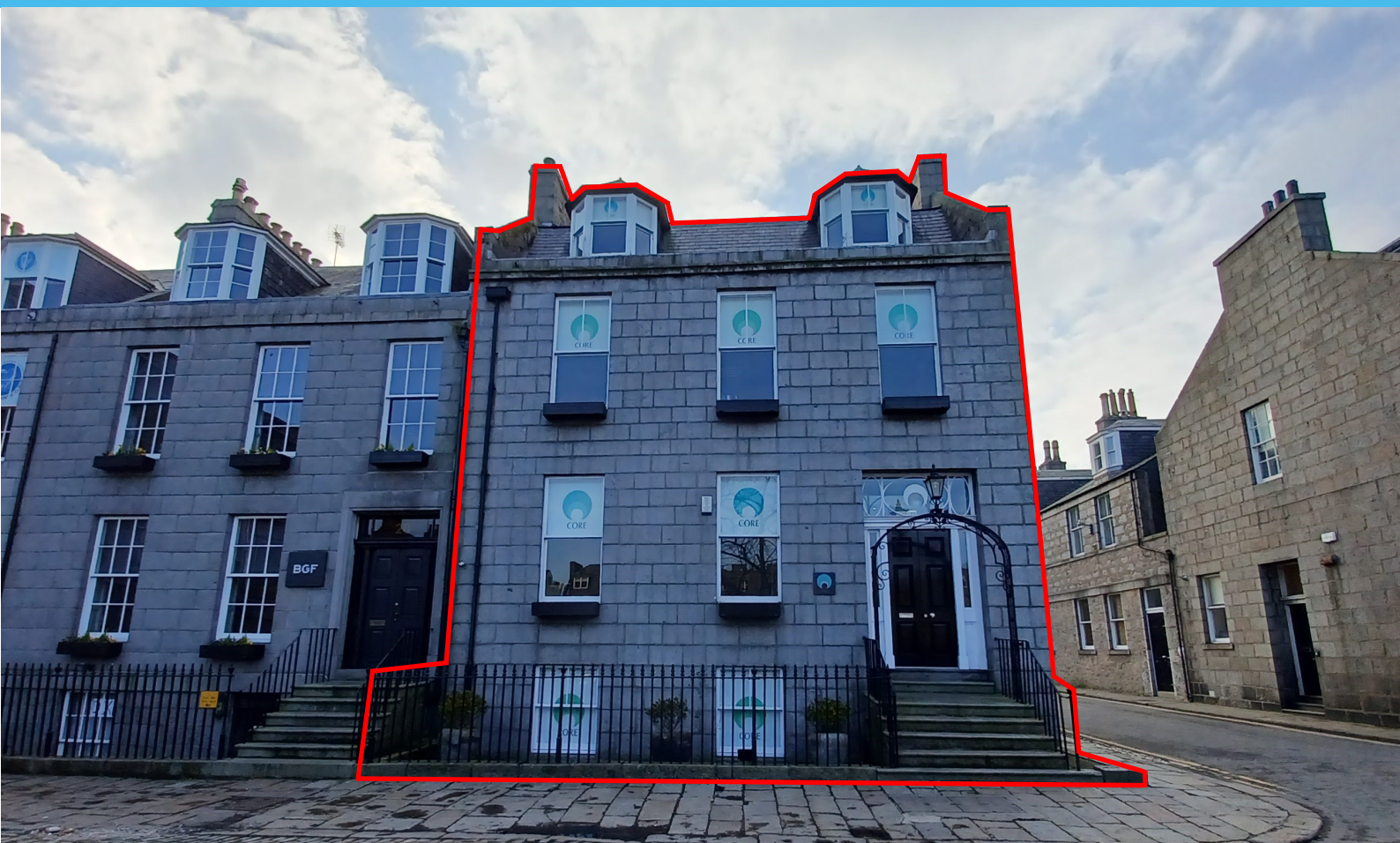


Ryden.co.uk
01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

CITY CENTRE OFFICE WITH SECURE CAR PARKING



19 GOLDEN SQUARE
ABERDEEN
AB10 1RH

Viewing strictly by appointment with
the sole letting agents:

Floor Area:
275.84 sq m (2,969 sq ft)

Car Parking:
8 Spaces

Contact:
Arron Finnie
Thomas Codona

Telephone:
01224 588866

Email:
arron.finnie@ryden.co.uk
thomas.codona@ryden.co.uk

Edinburgh
0131 225 6612

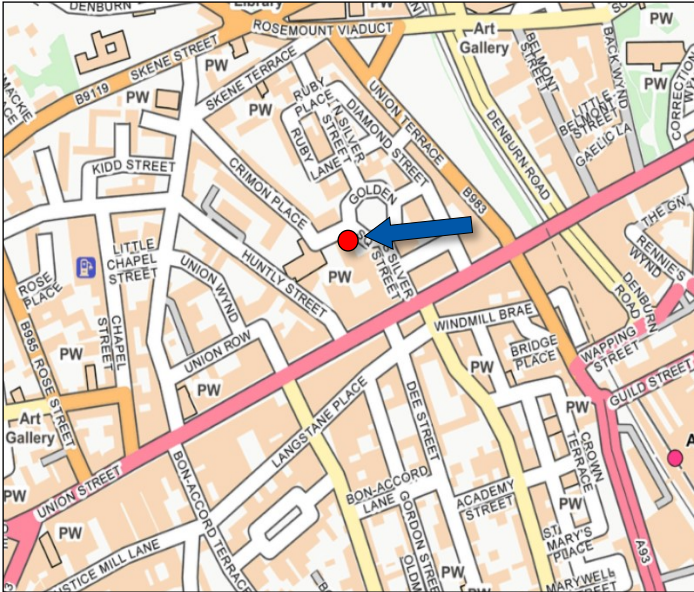
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subject property is located on the corner of Golden Square and Crimon Place, in the heart of Aberdeen's City Centre. The property is only a minute walk from Union Street, Aberdeen's main commercial thoroughfare, and benefits from a wide variety of amenities.

There is an abundance of nearby occupiers including Co-op Food, Starbucks, Subway, Caffe Nero, Under the Hammer, Pret A Manger, Aberdeen Music Hall, Chaophraya and Amarone.

The exact location is shown on the street plan above.

Description:

The subjects comprise the lower ground, ground, first and second floors of a traditional end-terrace townhouse of granite and slate construction.

Internally, the subjects provide a mix of open plan and cellular accommodation over all levels. The subjects mainly consist of suspended timber flooring and concrete flooring covered mostly in carpet, suspended ceilings with Cat 2 modular fluorescent lighting, plasterboard lined walls and single glazed sash and casement windows. The subjects also benefit from w/c, shower and kitchen facilities. The main heating source for the property is gas and there are wall mounted radiators throughout the accommodation.

There are eight designated car parking spaces located in a secure car park at the rear of the property, which can be accessed via Crimon Place.

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV of £41,500 effective from 1 April 2023.

Lease Terms:

The landlord is willing to consider flexible lease terms depending upon covenant strength. Any medium to long-term lease terms will provide for periodic rent reviews.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

Description	Sq m	Sq ft
Lower Ground Floor	54.70	589
Ground Floor	79.25	853
First Floor	72.35	779
Second Floor	69.54	748
Total	275.84	2,969

Rent:

Upon Application.

Energy Performance Certificate (EPC):

The property has an EPC Rating of D.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

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

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

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March 2022