

## CITY CENTRE OFFICE PREMISES

- > OPEN PLAN
- > REFURBISHED OFFICE SPACE
- > PRESTIGIOUS CITY CENTRE ADDRESS
- > COST EFFECTIVE ACCOMMODATION
- > FROM 71.47 SQM (769 SQFT) – 368.49 SQM (3,967 SQFT)
- > CAR PARKING AVAILABLE

TO LET/MAY SELL

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

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Ben Clark, [ben.clark@savills.com](mailto:ben.clark@savills.com) 01224 971123 [www.savills.com](http://www.savills.com)





## Refurbished Open Plan Offices Suites Available on Cost Effective Basis

### 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

The premises provide for office accommodation arranged over 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.

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.

Additional car parking may be available with further information available upon request.



**ACCOMMODATION**

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
First Floor	189.79	2043
Second Floor Suite A	71.47	769
Second Floor Suite B	98.75	1,063

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

**LEASE TERMS**

Our clients are seeking to lease the premises on flexible terms

**RENT**

<b>ACCOMMODATION</b>	<b>Rent (Per Annum)</b>
First Floor	£20,000
Second Floor Suite A	£9,500
Second Floor Suite B	£12,750

The figures quoted above are exclusive of VAT and payable quarterly in advance

**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 - £28,750

Second Floor - £23,500

The second floor will require to be reassessed once split and an indication of rates can be provided.

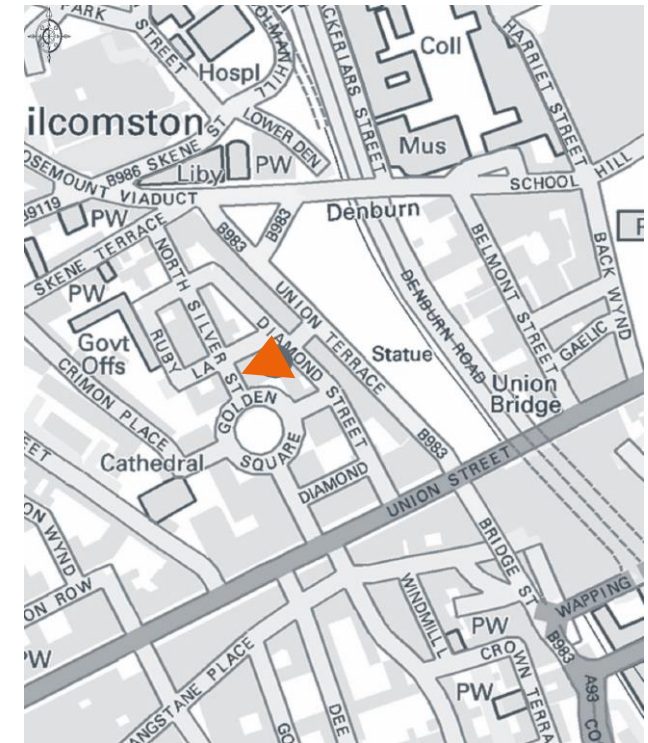
Fresh Start Rates Relief may be available resulting in 12 months rates free being available to occupiers.

### 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.



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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLICATION: MAY 2022**

