



REFURBISHED & FURNISHED OFFICE SUITES
AVAILABLE ON FLEXIBLE TERMS FROM £51 PER WEEK

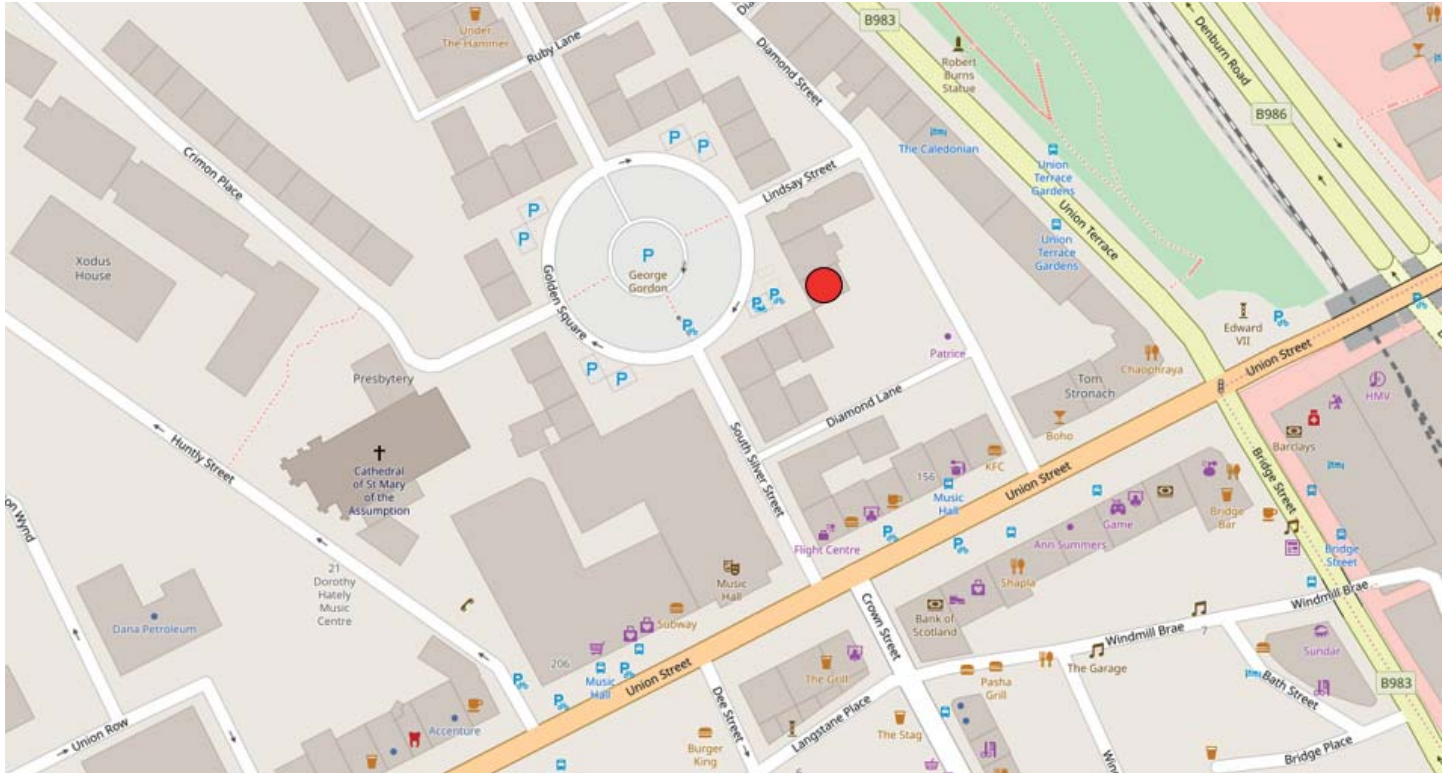


TO LET
Woodburn House

4/5 Golden Square, Aberdeen, AB10 1RD | Suites from 12.3 - 97.5 sq.m (132 - 1,050 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

Woodburn House is located on the eastern side of Golden Square in the heart of Aberdeen city centre. Union Street is immediately adjacent and the bus and rail stations are within a 10 minute walk of the property. The location of the property is shown on the map above which has been provided for indicative purposes only.

DESCRIPTION

Woodburn House comprises two interconnecting traditional granite buildings arranged over ground, first and second floors, in addition to a two storey rear extension. Internally, the building provides a selection of refurbished and furnished office suites, of varying sizes and configurations, with internal partitioning creating office and meeting spaces, reducing the need for tenant fit out. Suites in the traditional original building comprise more cellular accommodation albeit some of these have been interconnected to provide large office rooms with meeting / boardrooms, off. Suites in the rear extension provide larger open plan space which may be combined at 2nd floor to offer a sizeable office suite with various office and meeting spaces.

The suites provide bright and airy office accommodation and those to the front of the building, benefit from views over Golden Square. All suites benefit from modern light fittings, new carpet tiles, perimeter data trunking, desks, office chairs and storage units and can be reconfigured to meet a tenants' requirements. All suites are accessed from an attractive and refurbished entrance lobby with security access controls.

Male and female welfare facilities are provided in the common areas of the building.

PARKING

There are a limited number of parking spaces within the secure basement car park. There is metered parking on Golden Square and on surrounding streets and occupiers will have the ability to apply for a parking permit from the Local Authority.

RENTAL TERMS

Rental rates are indicated overpage and are **inclusive of the tenant's contribution towards the building service charge, including heating, power and fibre/wifi**. Leases are available on flexible terms, with any long term leases having provision for a rent review at regular intervals.

RATES

Local Authority Rates will be payable directly by the tenant. Most suites will fall below the threshold for Rates to be payable. In addition we understand Fresh Start Relief will apply offering 100% relief in the first year for those suites which attract a rates liability. Interested parties are advised to confirm the rates position with the local Authority. Tenants will be responsible for their own water and drainage charges.

EPC

Copy available on request.

VAT

VAT will be payable in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs in documenting the lease. The incoming tenant will be responsible for the payment of Registration dues and LBTT.

AVAILABILITY

Suite	Floor Area*		Rent	
E	97.5 sq.m	1,050 sq.ft	£15,750 pa	£278.85 pw
G	LET			
H1	56.6 sq.m	609 sq.ft	£12,750 pa	£240.38 pw
H2	LET			
J	LET			
K2	LET			
K4	12.3 sq.m	132 sq.ft	£2,000 pa	£50.97 pw
M1 (R)	LET			
M2 (L)	66.2 sq.m	713 sq.ft	£12,000 pa	£230.77 pw

* The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition). All measurements are approximate.

** Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief under the various schemes currently available.





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VIEWING & OFFERS

All offers should be submitted in writing to the joint agents.



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