

TO LET

OFFICE PREMISES

12 GOLDEN SQUARE, ABERDEEN, AB10 1RB



- 8,536 SQFT (793 SQM)
- LIFT ACCESS TO ALL FLOORS
- MIX OF OPEN PLAN AND CELLULAR SPACE
- DEDICATED FRONT DOOR ACCESS
- 20 SECURE CAR SPACES

LOCATION:

Aberdeen is located on the North East coast of Scotland approximately 120 miles north east of Edinburgh. It is Scotland's third largest City with a population of some 220,000 and a wider catchment of nearly 500,000. Aberdeen is recognised as one of the UK's most prosperous cities given its status as the Oil and Energy Capital for Europe. It has one of the highest employment rates in the country and access to a highly qualified staff base. Key occupiers in the area include Shell, BP, Maersk, Chevron, ExxonMobil and ConocoPhillips.

Aberdeen benefits from an excellent communications network. Rail access is via the East Coast mainline which provides a regular inter-city rail service throughout Scotland and south to London. Journey times are approximately 2 hours to Edinburgh and 7 hours to London. The main road link to the south is the A90, which provides direct access to Dundee and both of Scotland's major centres by way of the M90 (Edinburgh), and A92/M80 (Glasgow). The city also benefits from its own airport, the world's largest commercial heliport and a working harbour.

12 Golden Square is located right in the heart of the city, within one of Aberdeen's premier business addresses which has become a thriving mixed use destination. Golden Square is situated in close to Union Street, Aberdeen's principal retail and commercial thoroughfare, therefore Number 12 benefits from a wide range of local amenity for staff enjoyment. Other occupiers within the Square include, Apex Tubulars, Barnett & Reid and The Orthopaedic Clinic.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

12 Golden Square is a traditional end-terraced townhouse of granite and slate construction, under pitched and slated roof with dormer windows and glazed cupola. The building has been extended to the rear by way of a granite extension under mansard roof and provides accommodation over lower ground, ground and two upper levels. The accommodation is a mix of generous sized cellular rooms to the front with open plan accommodation to the rear.

The building previously operated as a retail bank at ground floor level with meeting rooms and offices on the upper floors. The accommodation has subsequently been stripped back to provide bright attractive open plan accommodation which may be suitable for a variety of uses.

The lower ground floor contains a series of strong rooms, stores a generous kitchen and further office accommodation.

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk

SPECIFICATION:

- Generally open plan
- Suspended ceilings incorporating recessed fluorescent strip lighting
- W.C. facilities on each level
- Lift access throughout
- Perimeter trunking and floor boxes
- 2 dedicated and secure garaged car parking spaces at the rear of the building
- 18 further car parking spaces in 35/37 Diamond Street

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Second Floor	195	2,096
First Floor	240	2,580
Mezzanine	39	420
Ground Floor	191	2,056
Lower Ground Offices	76	823
Lower Ground Storage	52	562
TOTAL	793	8,536
(Total includes storage areas)		

The abovementioned floor areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.

RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £135,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

TERMS:

The premises are presently held on an FRI lease term until February 2022.

Our client's are looking to assign their leasehold interest over the property in full; however, consideration may be given to sub-letting on a floor by floor basis.

Further details on lease and rent are available on application through the joint letting agents.

VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " C ".



Further information and a recommendation report is available to seriously interested parties upon request.



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, Registration dues and the cost of obtaining landlord's consent.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING & OFFERS:

Viewings and further information will be available through the joint letting agents:-



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 Email: mark.mcqueen@shepherd.co.uk
 Contact: Mark McQueen



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 Tel: 0131 469 6027
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 Contact: Peter Fraser

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