

TO LET /
MAY SELL

15

GOLDEN SQUARE

ABERDEEN, AB10 1WF

582.96 SQ.M / 6,275 SQ FT

CITY CENTRE LOCATION

EXCELLENT CAR
PARKING PROVISION

REFURBISHED OFFICE

FLEXIBLE LEASE TERMS



KNIGHT PROPERTY GROUP



REFURBISHED OFFICE IN A PRIME CITY CENTRE LOCATION

LOCATION

15 Golden Square benefits from a prestigious business address within the heart of Aberdeen city centre.

Situated a short walk from Aberdeen's main shopping and commercial thoroughfare, Union Street, there are a wealth of local amenities including a range of coffee shops, cafes, restaurants and bars.

Golden Square continues to be a popular business location with surrounding occupiers including Business Growth Fund (BGF), McGregor Consultants Ltd, Novus Marketing Ltd, Calash and The Orthodontic Clinic.

There are excellent transport connections, including immediate access to local bus services (via Union Street) and the main road infrastructure. Aberdeen's main train and bus stations are within a short walk.

DESCRIPTION

15 Golden Square comprises an end terraced town house of traditional granite and slate construction which has been extended to the rear. There is a large car park, accessed from Ruby Lane, which is capable of accommodating 20 vehicles.

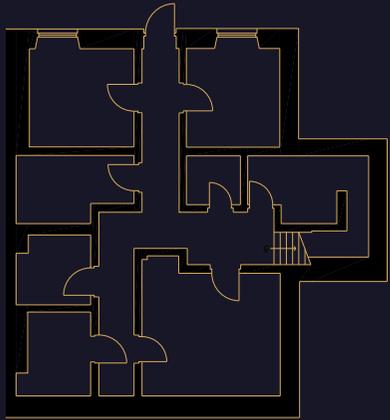
The premises is due to undergo refurbishment.



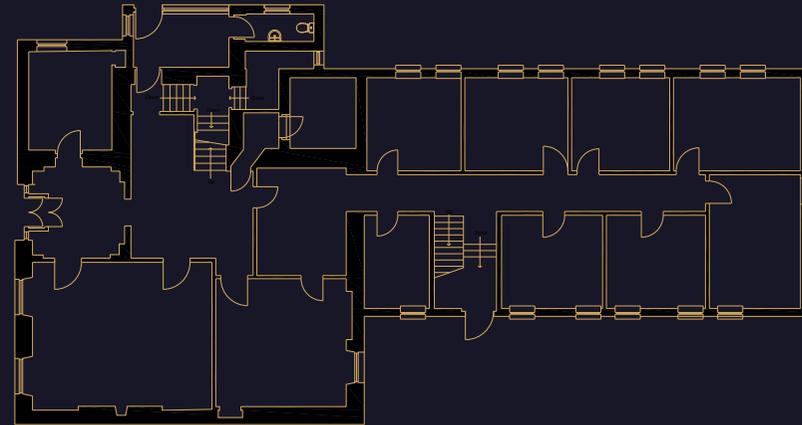
20 DEDICATED CAR PARKING SPACES

15 GOLDEN SQUARE

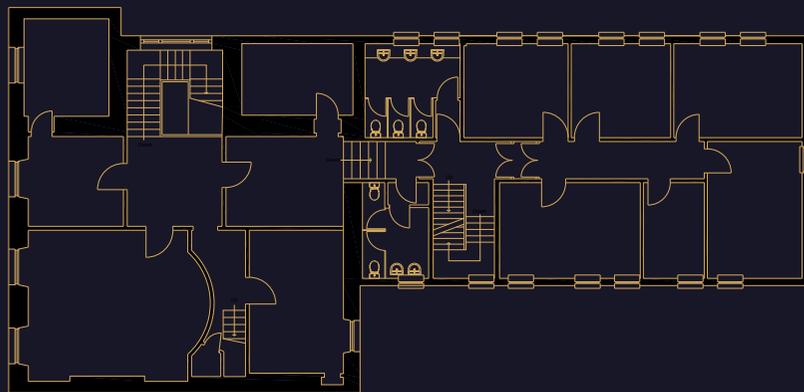
Layout Plans



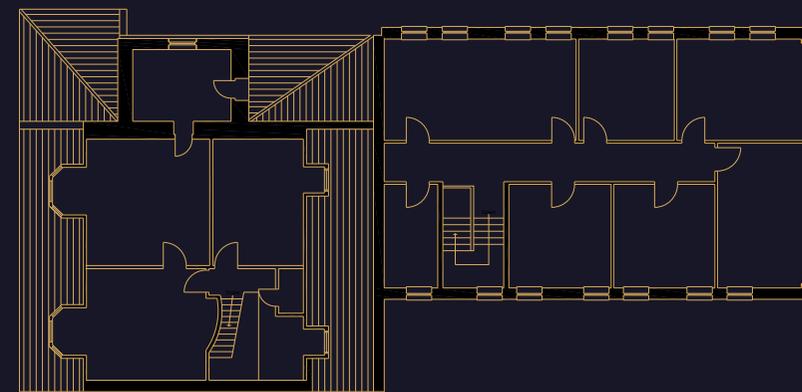
LOWER GROUND PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

15

GOLDEN SQUARE



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LEASE TERMS

Our client is seeking to lease the premises for a negotiable duration, on standard Full Repairing and Insuring terms. Any medium to long term commitment will require to incorporate provision for periodic rent reviews.

RENT/PRICE

On application.

EPC RATING

A copy of the EPC and recommendation report is available on request.

RATEABLE VALUE

The property is contained in the Valuation Roll at a Rateable Value of £117,000, effective from 1 April 2017. Any ingoing occupier would have the right to appeal.

LEGAL COSTS

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

VIEWINGS

To discuss how Knight Property Group can accommodate you at 15 Golden Square, please contact our letting agents:



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Kieran Ward
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