To Let

12 Golden Square, Aberdeen, AB10 1RB

Unique opportunity for entire building at one of Aberdeen's premier business addresses

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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.

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, NHS, Adecco, WS Atkins and Shephard and Wedderburn.

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.

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Editions) to give the following net internal areas:

Floor	Sq ft	Sq m
Second Floor	2,096	195
First Floor	2,580	240
Mezzanine	420	39
Ground Floor	2,056	191
Lower Ground Floor Offices	823	76
Lower Ground	562	52
	8,536	**793**

Terms

The property is available on an FRI lease until February 2022.

Our clients are looking to assign their leasehold interest in full however, consideration may be given to letting on a floor-by-floor basis.

Further information is available via the joint letting agents.

Business rates

We understand that the property is assessed as follows:

Rateable value: £139,000

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

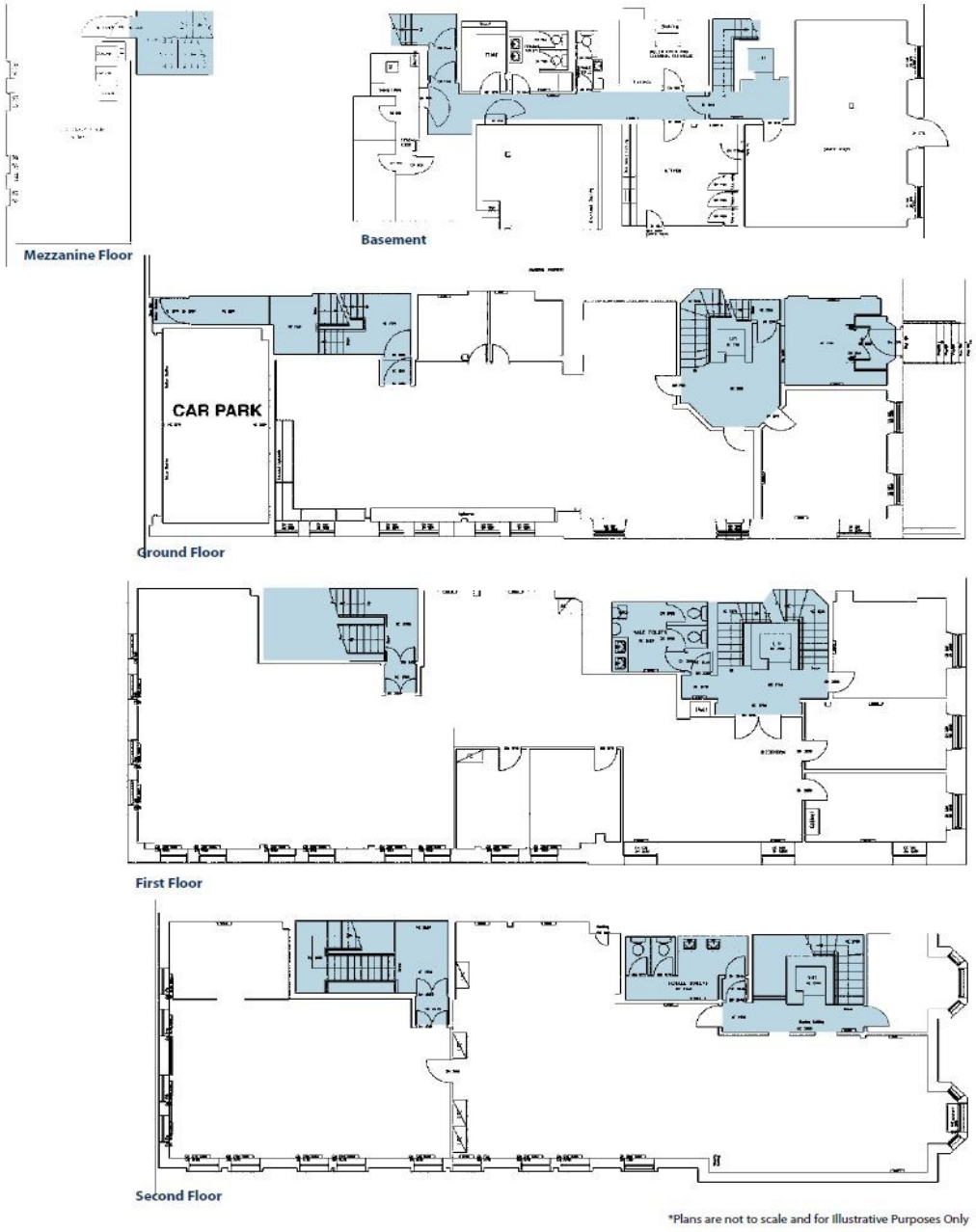
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is 'C'. A certificate can be made available.

VAT

All terms quoted are exclusive of VAT .



If you would like to know more please get in touch.

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1) Corporate structure and ownership details.
2) Identification and verification of ultimate beneficial owners.
3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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