

**TO LET**  
**CITY CENTRE OFFICE SUITE**



**Suite D, Woodburn House, 4/5 Golden Square**

**Aberdeen AB10 1RD**

ON BEHALF OF:

**S R E** 

## Key points

- **Office suite offering open plan space as well as a separate meeting room.**
- **Extends to approx. 87.29 sq m (940 sq ft).**
- **All-inclusive rents and flexible lease terms available.**
- **An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.**
- **Secure entry system and refurbished common areas.**

## Accommodation

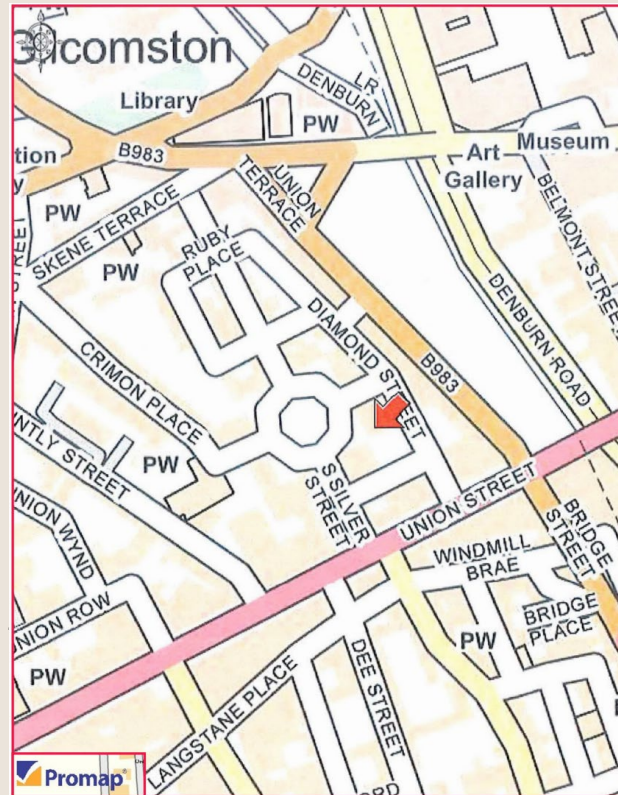
Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq m	Sq ft
Open plan office	69.65	750
Meeting room	17.64	190
<b>Total</b>	<b>87.29</b>	<b>940</b>

## Location

Woodburn House is located within Golden Square, a popular mixed-use area in the heart of Aberdeen City Centre. Golden Square is in close proximity to Union Street, Aberdeen's principal retail and commercial thoroughfare. There is a vast array of local amenity and public transport is readily accessible.

The exact location can be seen on the plan below:



## Description

Woodburn House comprises two inter-linked, mid-terraced townhouses of traditional granite and slate construction extended to the rear. The buildings have been linked internally and provide a number of office suites of varying sizes. Parking permits can be purchased from Aberdeen City Council.

Suite D provides a two-room space. There is a large, open-plan office space and the other room could be utilised as a private meeting room or further office space. There is also a communal kitchen and WCs.

The suite benefits from a modern specification to include laminate flooring, painted walls with feature wall lighting, pendant lighting and floor boxes.

## Rent (All-inclusive)

£18,800 per annum. The rent is all-inclusive and includes property rent, service charge, building security and CCTV, electricity, lighting, heating and Wi-Fi.

## Lease Terms

Flexible lease terms are available. Further details are available upon request.

## EPC

The property has an EPC rating assessment of B. Full documentation will be available in due course.

## VAT

Any monies quoted are exclusive of VAT, which may be payable.

## Rateable Value

The subjects have a Rateable Value of £10,750. An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.



Open-plan office

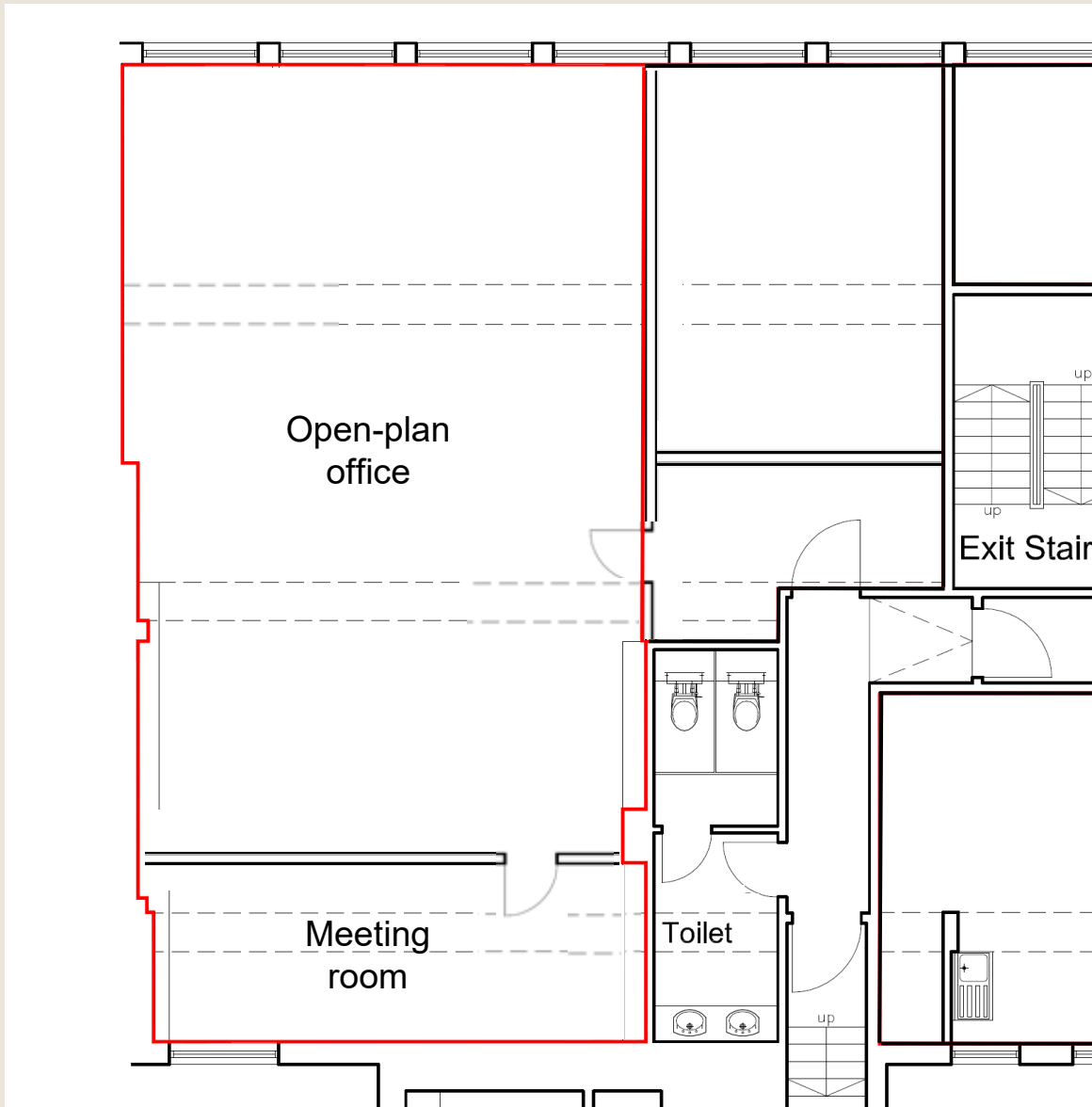


Open-plan office, alternative view



Communal kitchen

# Floor Plan



Ground Floor – indicative plan only with Suite D outlined in red

# Key contacts

For further information, or to arrange a viewing, please contact the joint agents:



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