

Ryden

TO LET

**CITY CENTRE OFFICE WITH
SECURE GENEROUS CAR
PARKING**

791.99 SQ M (8,525 SQ FT)



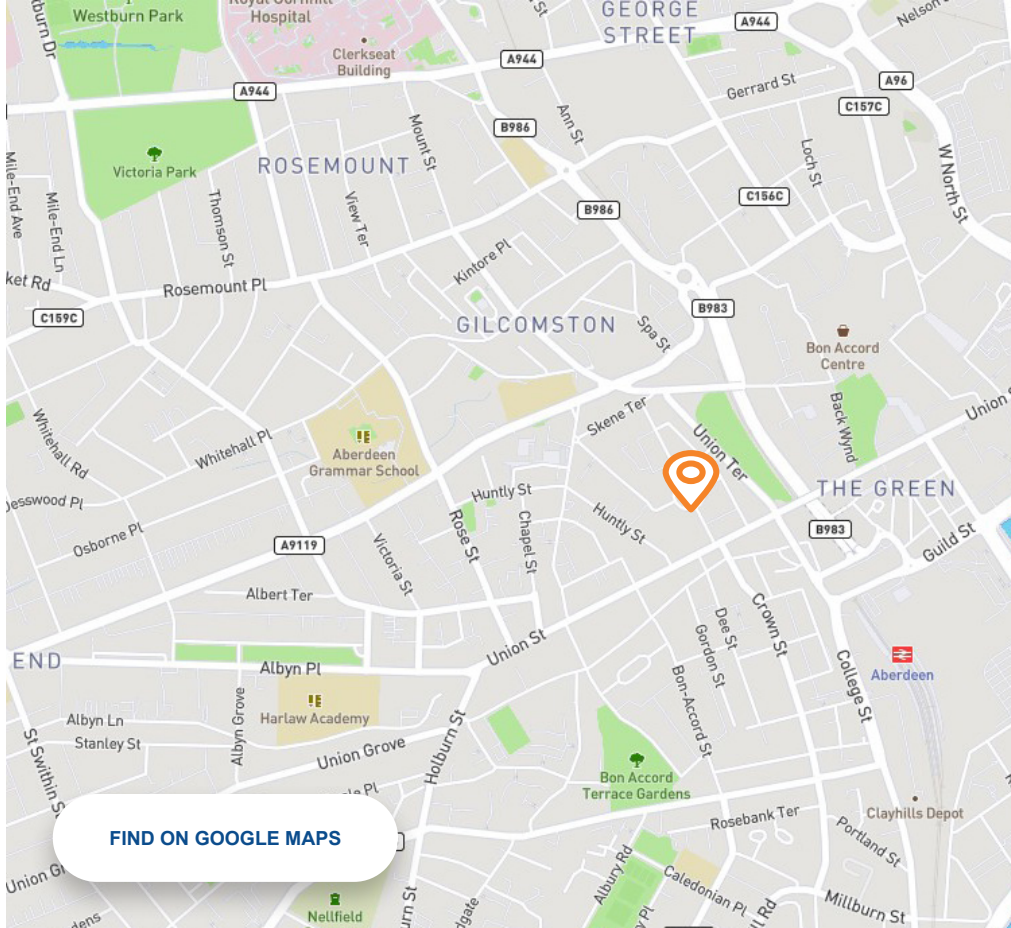
**12 GOLDEN SQUARE
ABERDEEN
AB10 1RB**

**CITY CENTRE LOCATION
ONLY A MINUTE WALK
FROM UNION STREET**

DESIGNATED CAR PARKING

**ABUNDANCE OF
NEARBY OCCUPIERS**

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LOCATION

The subject property is located on the corner of Golden Square and North Silver Street, in the heart of Aberdeen's City Centre. The property is only a minute walk from Union Street, Aberdeen's main commercial thoroughfare, and benefits from a wide variety of amenities.

There is an abundance of nearby occupiers including; Co-op Food, Starbucks, Subway, Cafe Nero, Under the Hammer, Pret A Manger, Aberdeen Music Hall, Chaophraya and Amarone.

DESCRIPTION

The subjects comprise the lower ground, ground, first and second floors of a traditional end-terrace townhouse of granite and slate construction. The building has been extended at the rear by way of an open plan extension.

Internally, the subjects provide a mix of open plan and cellular accommodation over all levels. The subjects mainly consist of suspended timber flooring and concrete flooring covered mostly in carpet, suspended ceilings with Cat 2 fluorescent strip lighting, plasterboard lined walls, perimeter trunking and floor boxes. The subjects also benefit from lift access throughout and WC facilities on each level. The heating is provided via a gas fired boiler, with various steel pressed radiators throughout the accommodation.

The subjects will be fully refurbished prior to entry.

There are two designated car parking spaces located in a secure garage at the rear of the subjects, with an additional eighteen car parking spaces located on 35/37 Diamond Street.

RENT

Upon application.

LEASE TERMS

The landlord is willing to consider flexible lease terms depending upon covenant strength. Any medium to long-term lease terms will provide for periodic rent reviews.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

DESCRIPTION	SQ M	SQ FT
LOWER GROUND FLOOR (OFFICE)	75.15	809
LOWER GROUND FLOOR (STORAGE)	58.06	625
GROUND FLOOR	189.15	2,036
MEZZANINE	41.89	451
FIRST FLOOR	231.26	2,489
SECOND FLOOR	196.48	2,115
TOTAL	791.99	8,525

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll, with a NAV/RV of £104,000 effective from 1 April 2023, as follows.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

THE PROPERTY IS ONLY A MINUTE WALK FROM UNION STREET, ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE



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CITY CENTRE
OFFICE

ACCOMMODATION

791.99 SQ M

(8,525 SQ FT)



12 GOLDEN SQUARE

ABERDEEN

AB10 1RB

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2022**

