

Ryden

TO LET

**CITY CENTRE OFFICE WITH
SECURE CAR PARKING**
194.91 SQ M (2,098 SQ FT)



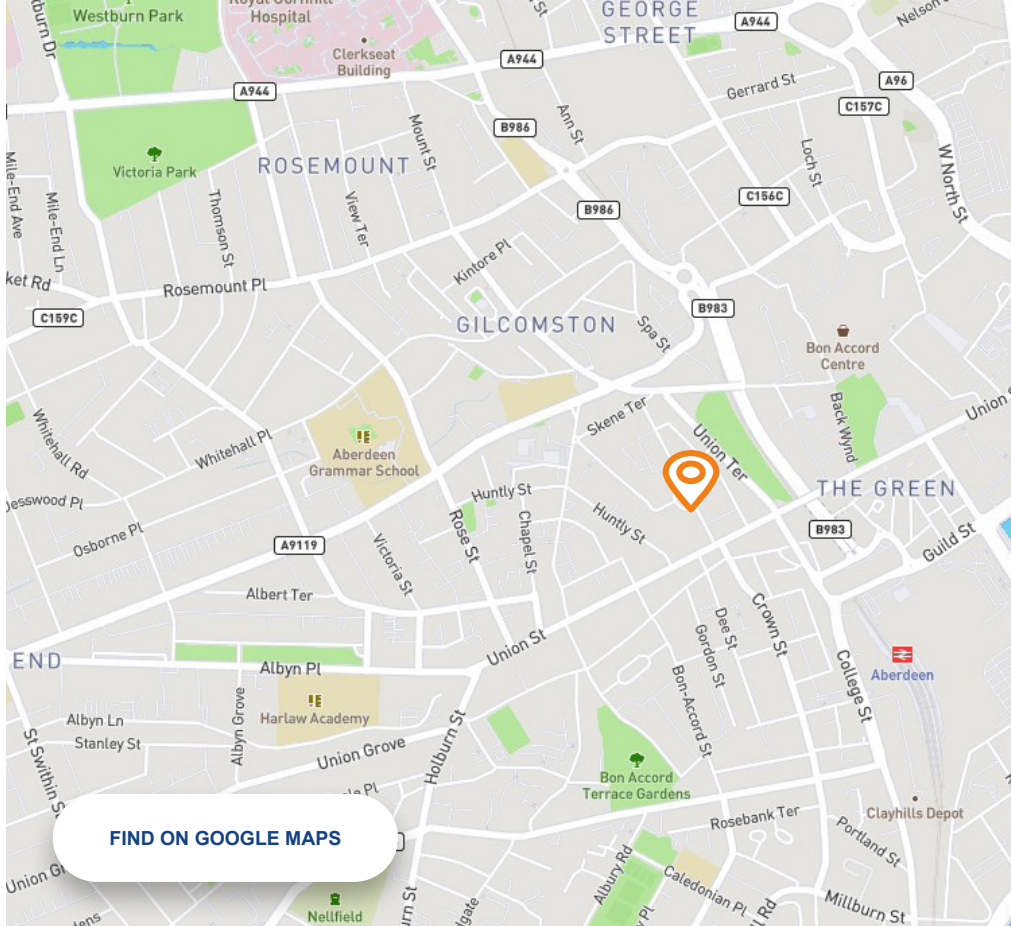
**19 GOLDEN SQUARE
ABERDEEN
AB10 1RH**

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

**DESIGNATED CAR
PARKING TO THE REAR**

**ABUNDANCE OF
NEARBY OCCUPIERS**

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



LOCATION

The subject property is located on the corner of Golden Square and Crimon Place, 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.

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 modular fluorescent lighting, plasterboard lined walls and single glazed sash and casement windows. The subjects also benefit from WC, shower and kitchen facilities. The main heating source for the property is gas and there are wall mounted radiators throughout the accommodation.

There are eight designated car parking spaces located in a secure car park at the rear of the property, which can be accessed via Crimon Place.

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	54.70	589
GROUND FLOOR	79.25	853
FIRST FLOOR	72.35	779
SECOND FLOOR	69.54	1,037
TOTAL	275.84	2,969

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll, with a NAV/RV of £41,500 effective from 1 April 2023, as follows.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D.

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.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

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OFFICE
ACCOMMODATION
275.84 SQ M
(2,969 SQ FT)



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ABERDEEN
AB10 1RH

GET IN TOUCH

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

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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**

