TO LET

CITY CENTRE OFFICE SUITE





Suite B, Woodburn House, 4/5 Golden Square

Aberdeen AB10 1RD

ON BEHALF OF:

Key points

- **Office suite offering open plan space as well as a separate kitchen / break out space.**
- **Extends to approx. 54.09 sq m (582 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

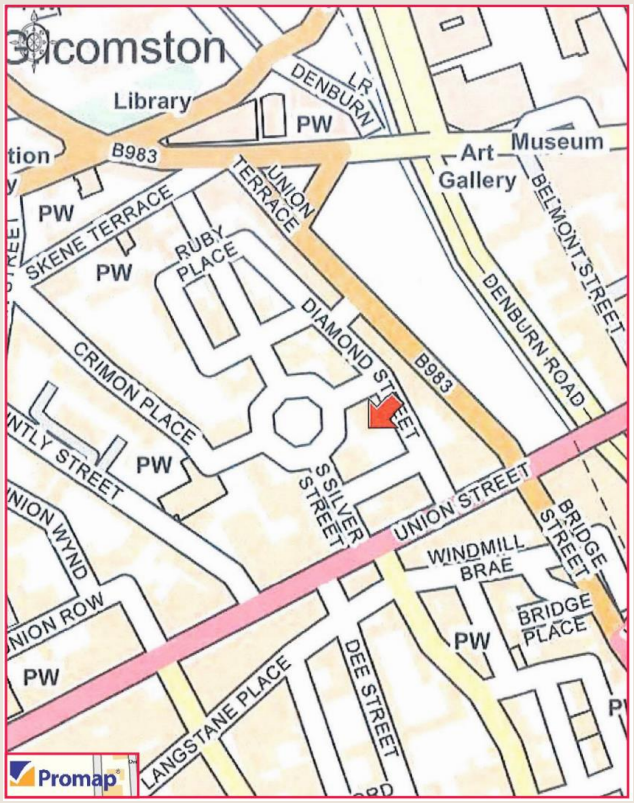
Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq m	Sq ft
Open plan office and kitchen / break out space	54.09	582
Total	**54.09**	**582**

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 B provides a two-room space. There is a large, open-plan office space as well as a large kitchen / break out space. There is also a communal kitchen and WCs.

The suite benefits from a modern specification to include LVT flooring, painted walls, LED lighting and perimeter trunking.

Subject to Contract

Rent (All-inclusive)

£11,600 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

A new EPC has been instructed. 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 £4,800.
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.

AML

To satisfy HMRC and RICS guidance, we are required to undertake AML diligence on purchaser/tenant, Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

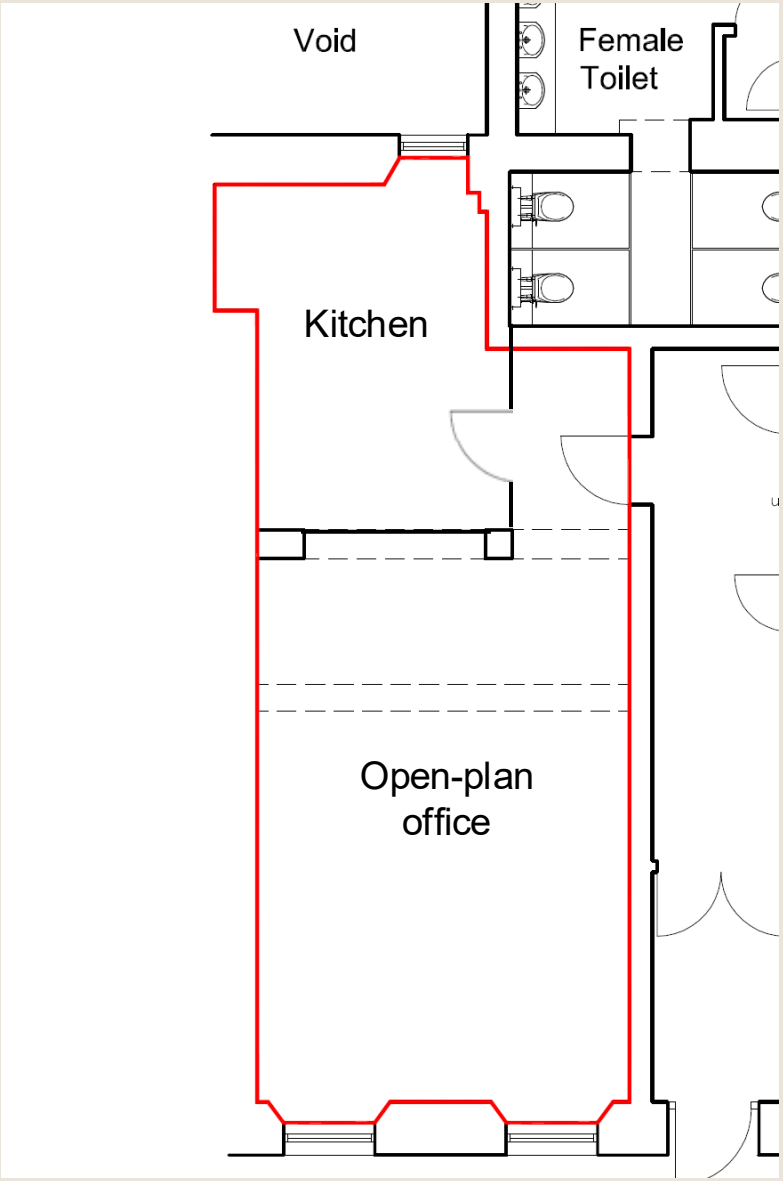


Exclusive kitchen / break out space



Open-plan office, alternative view

Floor Plan



Lower Ground Floor – indicative plan only with Suite B outlined in red



Woodburn House's location within Golden Square

Subject to Contract

Key contacts

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



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Particulars updated 01 October 2026.

ON BEHALF OF:

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