

WEST END OFFICE PREMISES

- > TO BE REFURBISHED
- > SIZE – 272.18 SQM (2,929 SQFT)
- > 11 CAR PARKING SPACES
- > RENTAL - £57,500 PER ANNUM

TO LET

38 CARDEN PLACE, ABERDEEN, AB10 1UN

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Prominent West End Office Within the Heart Of The West End

LOCATION

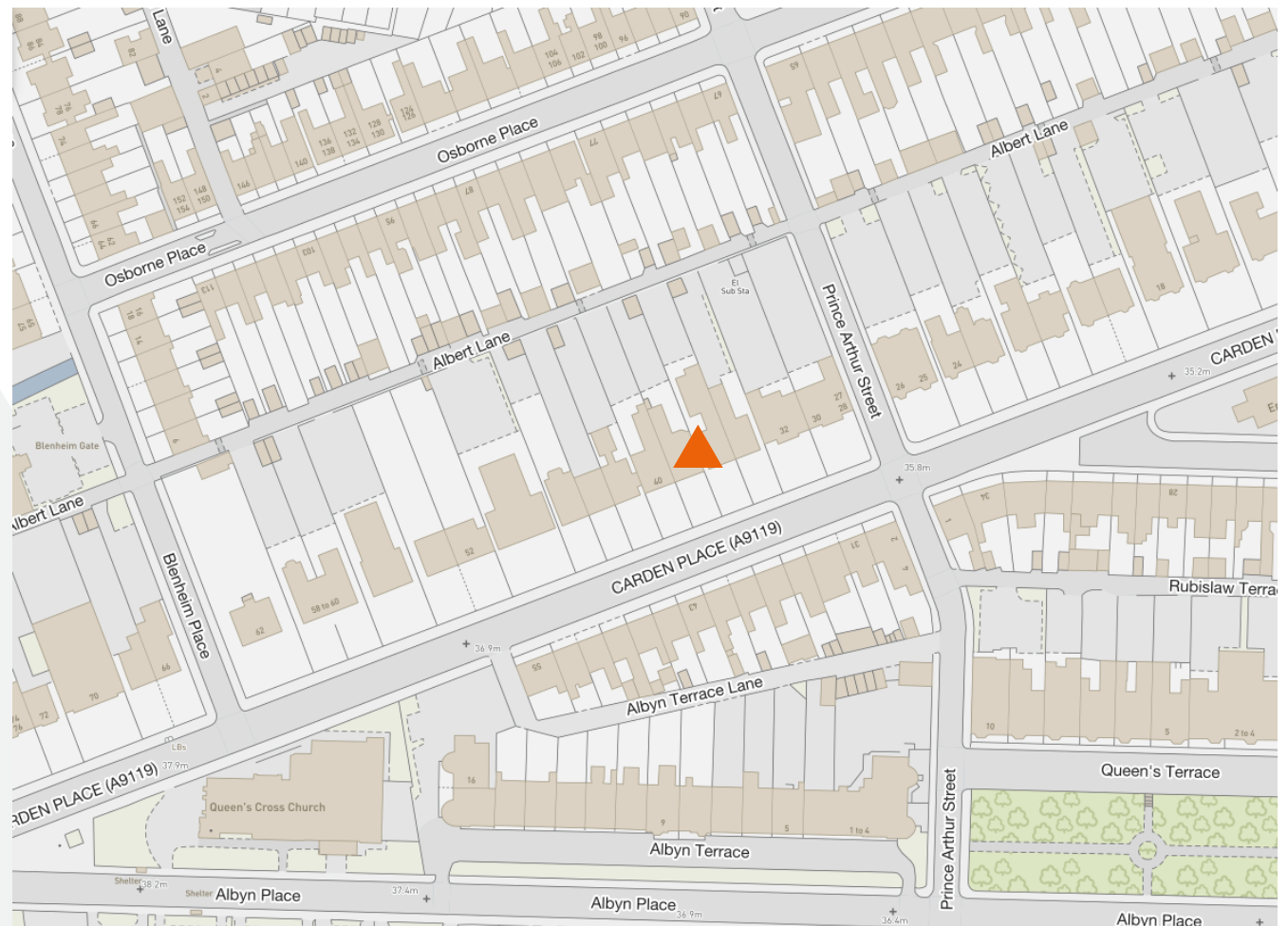
The property is located on the North side of Carden Place between the junctions of Blenheim Place and Prince Arthur Street. Accordingly, the subjects offer a prominent location within the heart of the west end office district.

Union Street, the main commercial and retail thoroughfare is easily accessible to the east and North Anderson Drive, part of the inner ring road system is located a short distance to the west.

The majority of occupiers in the surrounding area are of office use in nature, however, residential and commercial uses are also nearby.

CAR PARKING

The premises benefit from 11 car parking spaces located to the front and rear of the building.



DESCRIPTION

The premises comprise of office accommodation of two storey and attic design contained within a traditional granite and slate building which has been extended to the rear over ground and first floor levels.

Internally the accommodation provides a cellular office accommodation along with associated male and female w.c. facilities located at each level with a kitchen/tea prep facilities located at first floor and attic levels. In addition there are shower facilities located at ground floor level. Lighting is by a mixture of spotlights and strip lighting with heating is provided by a gas fired central heating system.

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	86.13	927
First Floor	119.14	1,282
Top Floor	66.91	720
TOTAL	272.18	2,929

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)



RENTAL:

A rental of £57,500 per annum exclusive of VAT is sought, payable quarterly in advance

LEASE TERMS:

The subjects are available on the basis of a new lease of negotiable duration.

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll as a office at a rateable value of £73,500

An ingoing occupier will have the opportunity to appeal this figure. In addition rates relief may be available with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

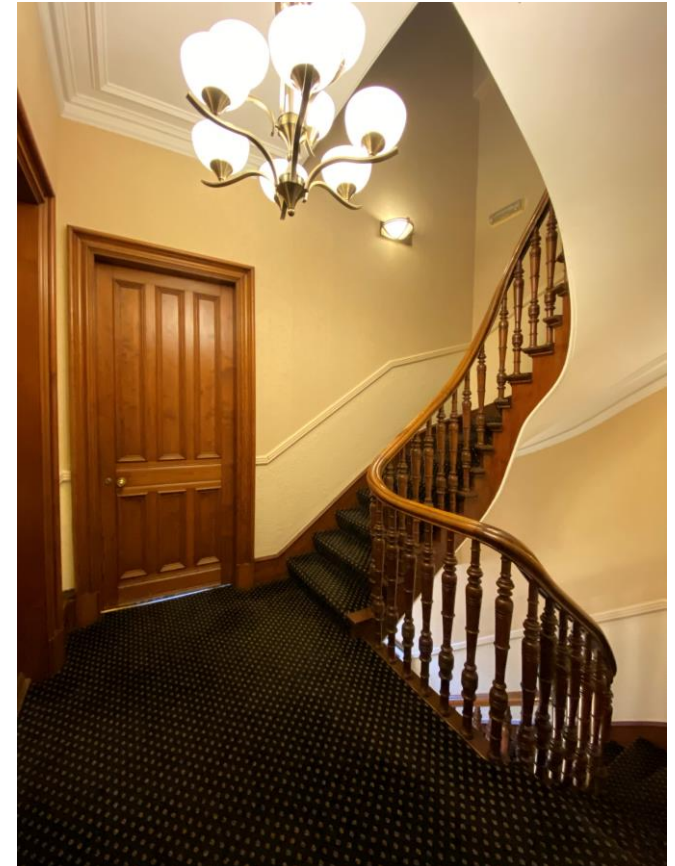
Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
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