

OFFICE PREMISES

- > POPULAR WEST END LOCATION
- > RENTAL - £12,000 P.A.
- > FLEXIBLE LEASE TERMS
- > 4 CAR PARKING SPACES TO REAR OF PREMISES

TO LET
OFFICE PREMISES
SHEPHERD
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TO LET

78A CARDEN PLACE, ABERDEEN, AB10 1UL

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects are situated on the north side of Carden Place and enjoy a prominent profile a short distance from Queen's Cross. The building is situated in the heart of Aberdeen's West End office district, whilst only being a short walk from Union Street, Aberdeen's principle retail and commercial thoroughfare.

The property close to the Queen's Road/Anderson Drive junction forming part of Aberdeen's main arterial route through the city providing ease of access north and south via the A90.

DESCRIPTION

The subjects are arranged over first and attic levels within a one and half storey, lower ground floor and attic property of traditional granite and slate construction incorporating dormer projections. Access is provided from the eastern elevation via an external staircase.

Internally, the accommodation provides cellular office accommodation, two W.C.'s and storage areas at first floor level, whilst at second floor, further storage and staff welfare facilities are provided. The floors throughout are of suspended timber overlaid in carpet whilst the walls and ceilings are papered/painted. Natural is provided by means of timber, single glazed traditional sash and case windows to the front and rear elevations at first floor and by dormers single glazed metal framed roof lights, whilst artificial light is provided by LED lighting.

CAR PARKING

4 car parking spaces are associated with the accommodation



ACCOMMODATION	m ²	ft ²
First Floor	55.16	642
Attic	12.14	131
TOTAL	67.30	725

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)

RENT

£12,000 Per Annum.

LEASE TERMS

The property is available for lease on flexible lease terms.

RATEABLE VALUE

The subjects are entered into the valuation role at a rateable value of £13,000.

Any incoming tenant will have the right to appeal the Rateable Value

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'D'.

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming 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:

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