

REDUCED RENT
£40,000 PER
ANNUM

VIDEO
TOUR
>>

WEST END OFFICE

- > PRESTIGIOUS OFFICE BUILDING
- > TOTAL FLOOR AREA – 274.7 SQM. (2,953 SQFT.)
- > 9 CAR PARKING SPACES
- > RENT - £40,000 PER ANNUM
- > PRICE – UPON APPLICATION

TO LET
SELF CONTAINED OFFICE BUILDING
9 CAR PARKING SPACES
274.7 SQ.M (2,953 SQ.FT.)
FG Burnett

TO LET/FOR SALE

36 CARDEN PLACE, ABERDEEN, AB10 1UP

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LOCATION

The property is located on Carden Place within the heart of Aberdeen's Prime West End Office District and a short distance from Queen's Cross roundabout. By virtue of its location the building benefits from excellent transport links including immediate access to the main road infrastructure serving the City.

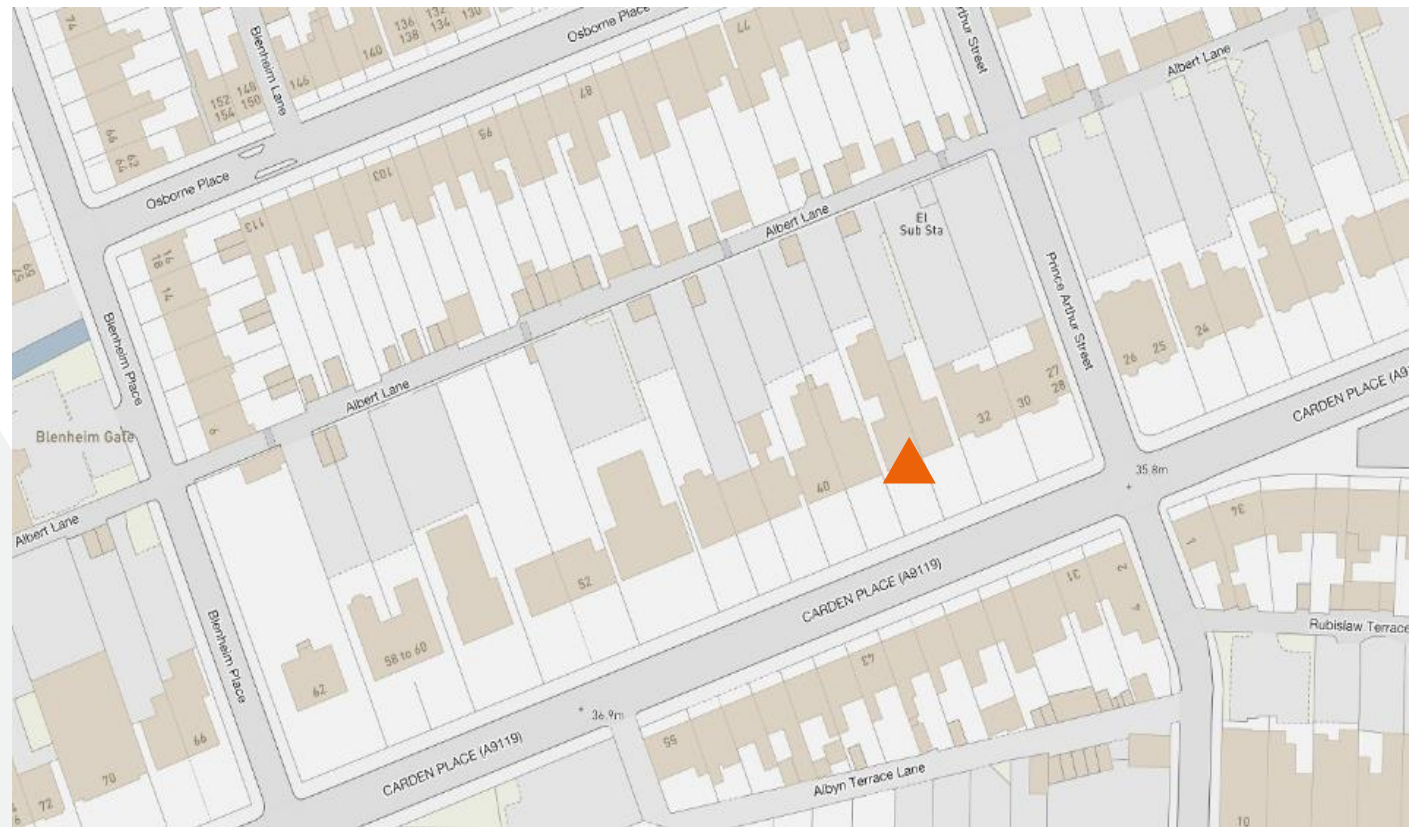
The surrounding area accommodates a variety of occupiers from the energy, finance and professional sector. Commercial occupiers within the vicinity include the Virgin Bank, Space and SBP Accountants. There is also a vast array of local amenities close by.

DESCRIPTION

The subjects comprise office accommodation over ground, first and attic floors within a traditional semi-detached villa of granite and slate construction.

9 Car-parking spaces are provided to the rear of the property with access off Albert Lane.

- Combination of open plan and cellular rooms of varying sizes
- Continually upgraded
- Dedicated kitchenette, ladies and gents WC facilities
- Ramp Access to rear of property
- High level of natural daylight throughout





| ACCOMMODATION | m ² | ft ² |
|-----------------------|----------------|-----------------|
| Ground Floor | 157.0 | 1,690 |
| First Floor | 91.5 | 985 |
| Attic (Storage Space) | 26.2 | 278 |
| Total | 274.7 | 2,953 |

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

£40,000 Per Annum.

LEASE TERMS

The property is available for lease on flexible terms.

PRICE

Upon Application

VAT

All rents quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are entered into the valuation role at a rateable value of £46,750.

Fresh Start Rates Relief resulting in 12 months rates free may be available with further information available upon request.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.

EPC

E(70). A copy of the EPC is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

ENTRY

Available now.



For further information or viewing arrangements please contact the sole agents:
Mark McQueen, mark.mcqueen@shepherd.co.uk | **Shona Boyd**, shona.boyd@shepherd.co.uk

www.shepherd.co.uk

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