

TO LET

OFFICE PREMISES

Ground And Basement Floor

Area – 178.89 sqm (1,925 sqft)

Secure Parking to Front of Premises

Rent – on application

Potential to let floor by floor



WHAT 3 WORDS

OSBORNE HOUSE, 27-30, CARDEN PLACE , ABERDEEN, AB10 1UP

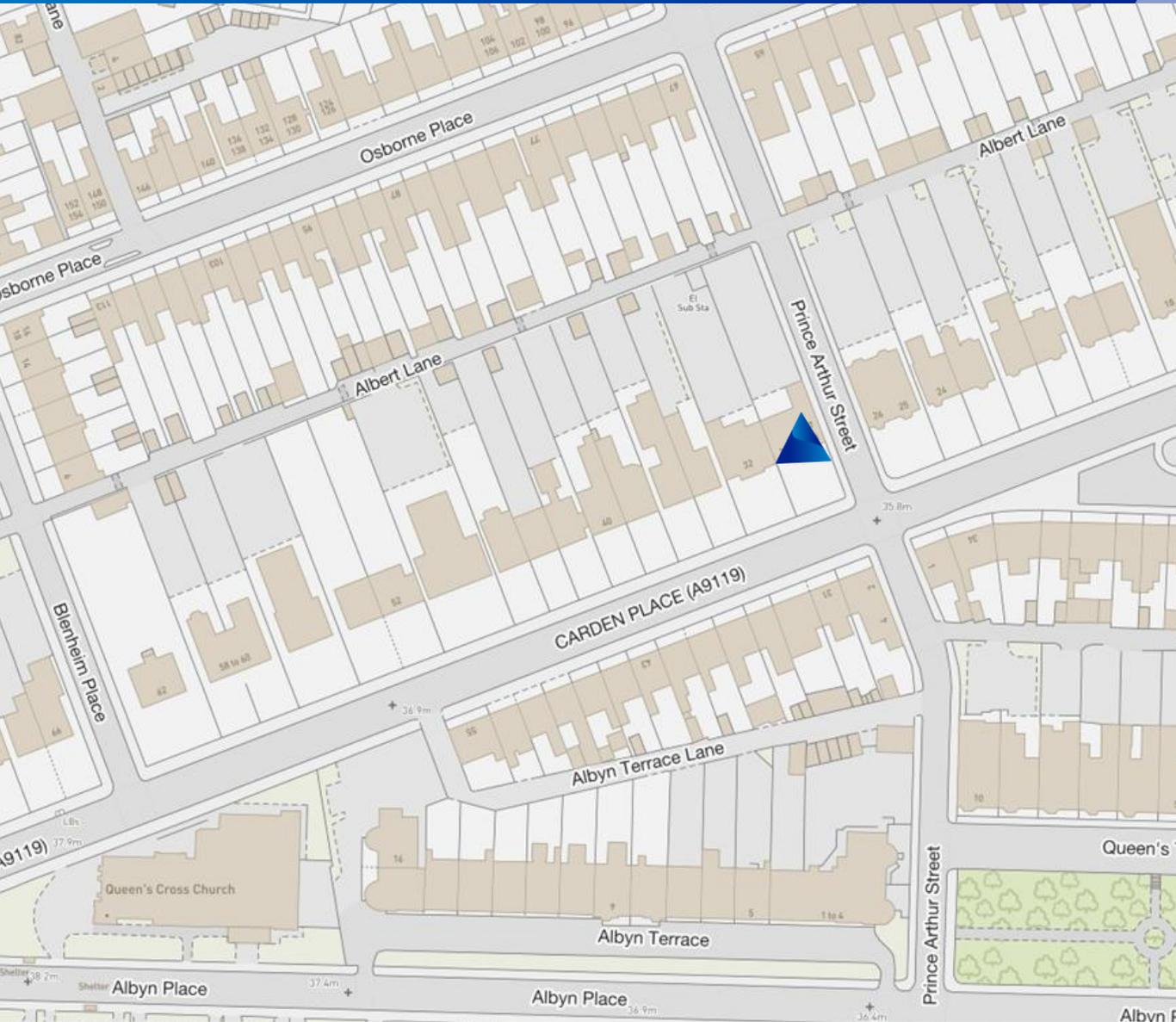
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

OSBOURNE HOUSE, 30 CARDEN PLACE,
ABERDEEN, AB10 1UP



The property is located on the North side of Carden Place at its junction with 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.



**Substantial West End Office Building
with generous car parking**



FIND ON GOOGLE MAPS



Description

The accommodation comprises of the lower ground and ground floors of a prominent, traditional semi-detached granite and slate building occupying a prominent location at the corner of Carden Place and Prince Arthur Street.

Internally, the premises are finished to a high standard with 3 separate offices at ground floor along with w.c. and tea prep facilities located at this level. Further accommodation is located at lower ground floor providing offices, w.c. and a kitchen area.

Heating is provided by a gas fired central heating system, with lighting provided by modern strip lighting throughout.

Car Parking

Car parking is located to the front of the premises and provides secure dedicated parking for approximately 4 vehicles.

Accommodation

	m ²	ft ²
Lower Ground Floor	84.94	914
Ground Floor	93.95	1,011
Total	178.89	1,925

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).

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Rent

On application

Entry

Immediate entry is available.

Rateable Value

The subjects require to be reassessed for rates purposes. An estimate of the rateable value is available upon request.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

Energy Performance Certificate

Copy available on request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

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

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



Mark McQueen

mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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