

REDUCED RENT

VIDEO
TOUR
>>

WEST END OFFICE

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

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

TO LET

36 CARDEN PLACE, ABERDEEN, AB10 1UP

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



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.

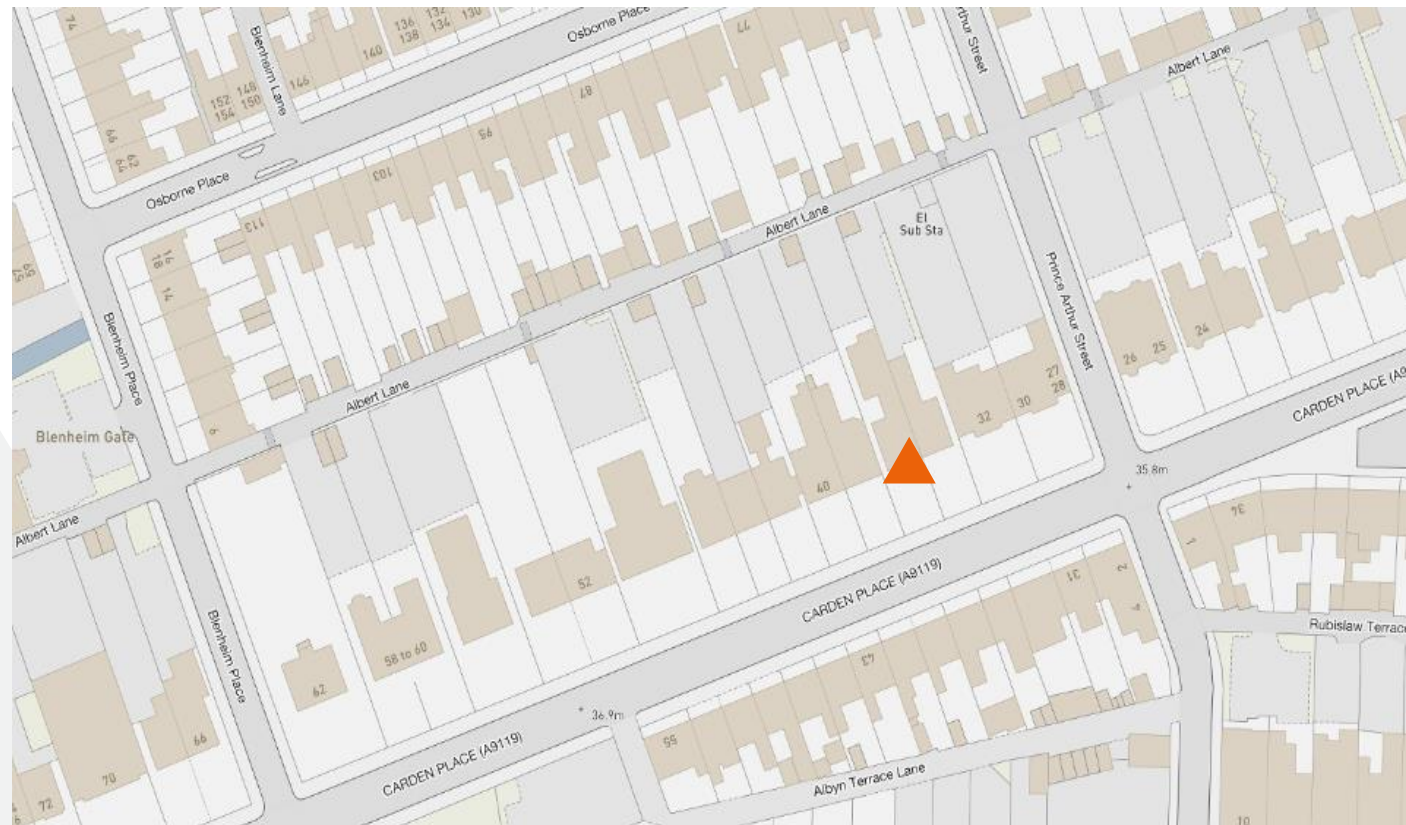
The surrounding area accommodates a variety of occupiers from the energy, finance and professional sector. Commercial occupiers within the vicinity include the Virgin Bank, Space and SBP Accountants. There is also a vast array of local amenities close by.

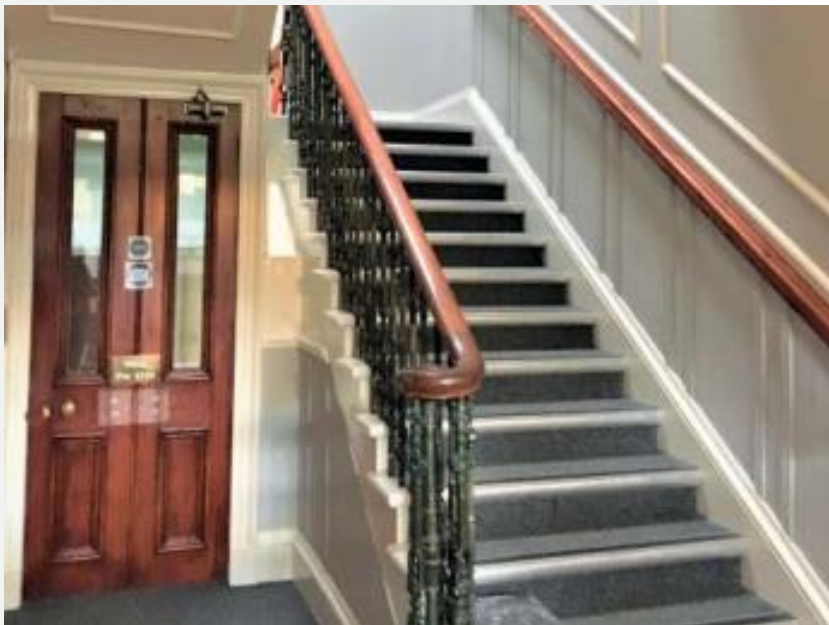
DESCRIPTION

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

The property has been measured with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas derived.

ACCOMMODATION	m²	ft²
Ground Floor	157.0	1,690
First Floor	91.5	985
Attic (Storage Space)	26.2	278
Total	274.7	2,953

RENT

£40,000 Per Annum.

LEASE TERMS

The property is available for lease on flexible terms.

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 tenant 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, 01224 202800 www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: OCTOBER 2023**