

TO LET

Office Premises

Prominent West End Location

100% Rates Relief Available to
Qualifying Occupiers

Size – 104.05 SQM (1,120 SQFT)

Rental - £17,000 per annum



WHAT 3 WORDS

CARDEN CHURCH SUITE, 32 ALBERT STREET, ABERDEEN, AB10 1XR

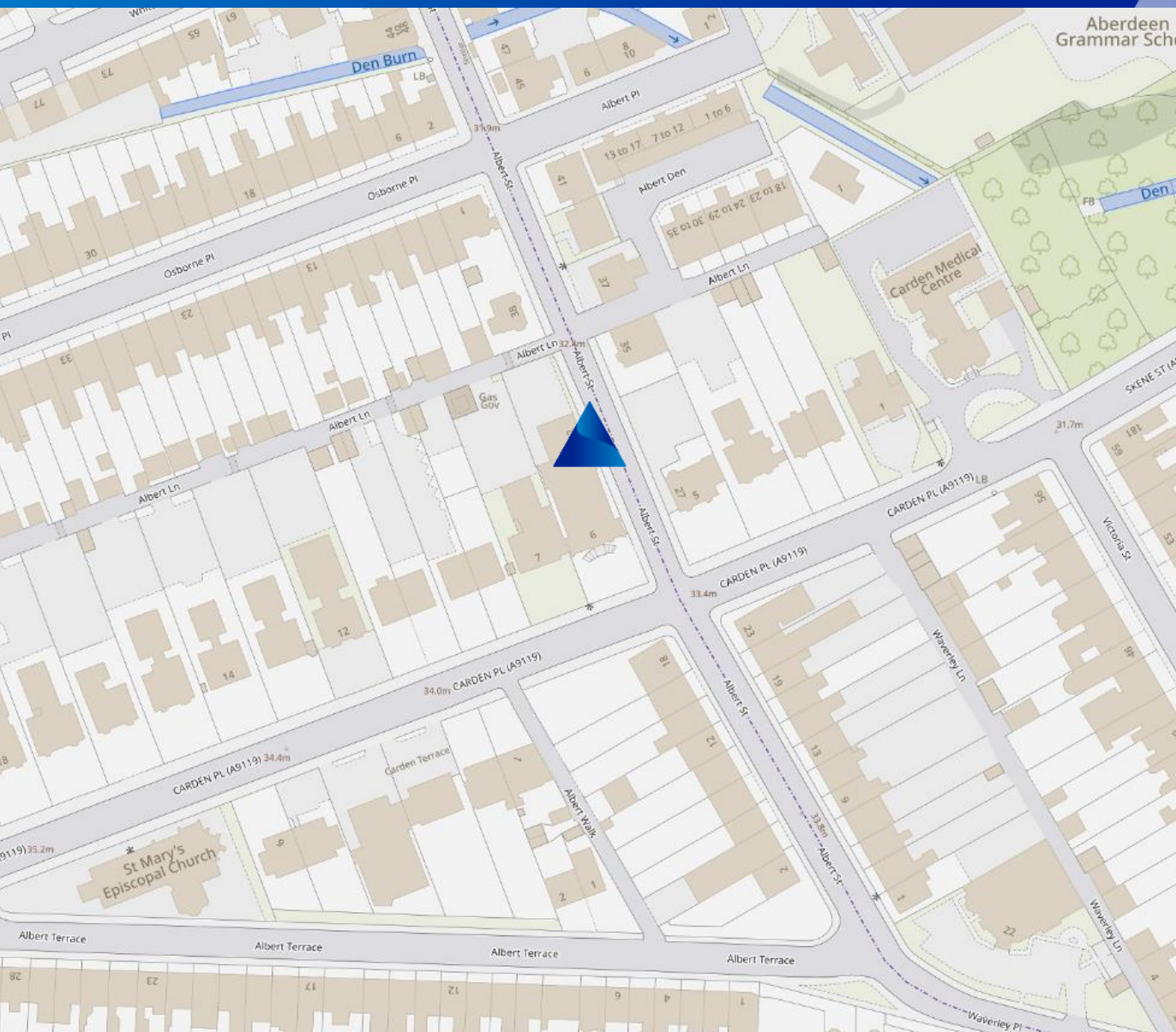
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Location

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ABERDEEN, AB10 1XR



The overall subjects are located on a prominent corner location where Carden Place meets Albert Street within the heart of Aberdeen's West End Office district. More specifically the suite is accessed via Albert Street itself.

The property is located approximately 1 mile to the east of Anderson Drive (A90), Aberdeen's main arterial route through the City. In addition, Union Street is a short distance from the subjects to the west and provides good levels of local amenity. The West End locale accommodates a variety of occupiers from the energy, finance and professional sector. Commercial occupiers within the vicinity include Virgin Money, Royal Bank of Scotland, Space, Hampton, Quantum Claims and Thorpe Molloy. There are also residential dwellings within the vicinity of the building/



FIND ON GOOGLE MAPS



Description

CARDEN CHURCH SUITE, 32 ALBERT STREET,
ABERDEEN, AB10 1XR



The premises comprise self-contained within a detached former church which is Category B listed. The building is of traditional granite and slate construction.

The subjects are accessed from a glass pedestrian doorway on Albert Street, entering immediately into a communal corridor whereby shared WC facilities are located. A fixed stairwell provides access to the upper floor whereby the suite itself is located. The accommodation features one large open plan room and one smaller room, complete with a tea prep area within the larger room. The space benefits from a spacious feel via high ceilings and natural lighting across multiple elevations.

The suite is similarly finished across featuring suspended flooring overlaid with carpet. The walls and ceilings are painted plasterboard, with the walls featuring timber panels to dado height. Heating to the suite is via gas radiators.

Car Parking

The premises benefit from 1 allocated car parking space.

Accommodation

	m ²	ft ²
First Floor	104.05	1,120

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

£17,000 per annum exclusive of VAT.

Rateable Value

The subjects are entered into the valuation roll as of 1st April 2023 with a Rateable Value of £12,000.

The subjects therefore qualify for 100% rates relief via the Small Business Bonus Scheme.

Energy Performance Certificate

The subjects currently have an EPC rating of "C".

Further information and a recommendations report are available to seriously interested parties upon 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 incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Get in Touch

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



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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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