



GROUND, FIRST & SECOND FLOOR OFFICE ACCOMMODATION
8 CAR PARKING SPACES



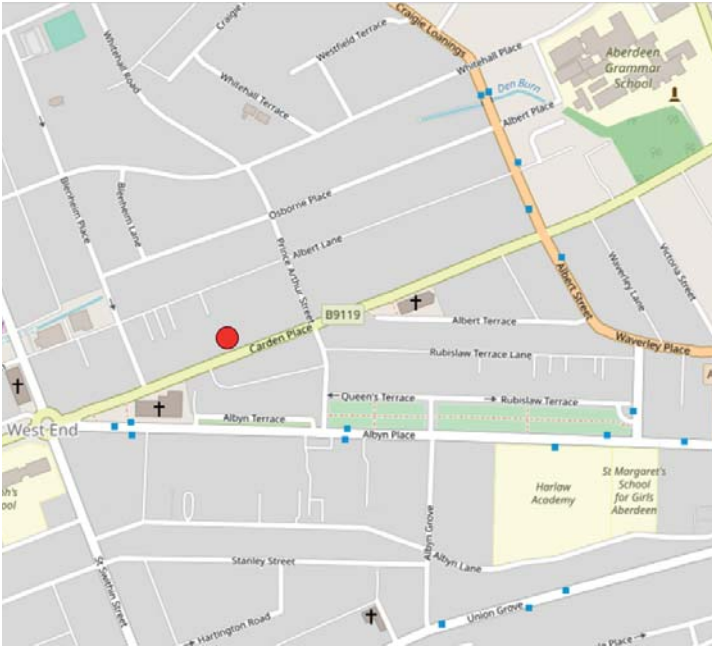
TO LET

46 Carden Place

Aberdeen, AB10 1UP | 214.9 sq.m (2,312 sq.ft)

To request a viewing call us on 01224 572661

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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 Clydesdale Bank, Royal Bank of Scotland, Repsol, Space and Scottish Enterprise. There is also a vast array of local amenities close by.

DESCRIPTION

The subjects comprise office accommodation over ground, first and second floors within a traditional end terraced villa of granite and slate construction. The suites benefit from a mix of open plan and cellular rooms of varying sizes including kitchenette and both ladies and gents WC facilities.

A high level of natural daylight is afforded by generous windows on the North and South elevations. All artificial light is by way of a combination of fluorescent light fittings.

8 car parking spaces are provided to the rear of the property.

PROPERTY DETAILS

Rent	On application.
Rateable Value	£50,750.
Rates Detail	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.
Lease Terms	Full Repairing and Insuring terms.
EPC	E66. Copy available on request.
VAT	All rents quoted are exclusive of VAT.
Legal Costs	Each party will be responsible for their own legal costs incurred.
Floor Areas	The property has been measured in accordance with IPMS3 and approximate areas derived:-
Ground Floor	86.6 sq.m 932 sq.ft
First Floor	72.9 sq.m 785 sq.ft
Second Floor	55.4 sq.m 595 sq.ft
Total	214.9 sq.m 2,312 sq.ft
Limited Use	1.76 sq.m 19 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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