



13 CARDEN PLACE, ABERDEEN, AB10 1UR



- **TOTAL AREA: 409.52 SQ.M (4,407 SQ.FT)**
- **MIX OF OPEN PLAN AND LARGE CELLULAR OFFICE ACCOMMODATION**
- **20 CAR PARKING SPACES**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located on the North side of Carden Place between the junctions with Albert Street and Prince Arthur Street within the heart of the City's prestigious West End office district. The premises are a short distance to Union Street, the main Retailing thoroughfare for the City, situated to the East with North Anderson Drive which forms part of the City's ring road system is a short distance West, accordingly the premises are well located for easy access to all parts of the City.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The premises comprise of a detached office premises arranged over ground, lower ground and first floor levels within the original building which has been extended to the rear and arranged over two levels.

The original building provides good sized office areas throughout, there are 4 large offices at ground and first floor respectively with 2 rooms situated within the lower ground floor. Each level has large windows to the front and rear. The floors are of suspended timber design overlaid in a mixture of laminate flooring and carpet whilst the walls are predominantly papered and painted throughout.

A link building connects the original building with the rear extension with Male, female and disabled W.C.'s facilities along with a kitchen at first floor level and further male and female W.C.'s located at ground floor level. The extension provides open plan office accommodation which is carpeted throughout with a suspended ceiling being installed incorporating inset fluorescent strip lighting. Again the area has good levels of natural light provided by double glazed windows to the side elevations. Heating throughout is provided by gas fired radiators.

CAR PARKING:

The property benefits from a generous secure car park accessed from the rear lane providing parking for 20 vehicles.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Lower Ground Floor	166.16	1,788
First Floor	172.25	1,854
Attic	71.11	765
Total	409.52	4,407

The above areas have been calculated on an IPMS 3 Office basis in accordance with the RICS Property Measurement First Edition as prepared by the RICS.

RENTAL:

Upon Application.

LEASE TERMS:

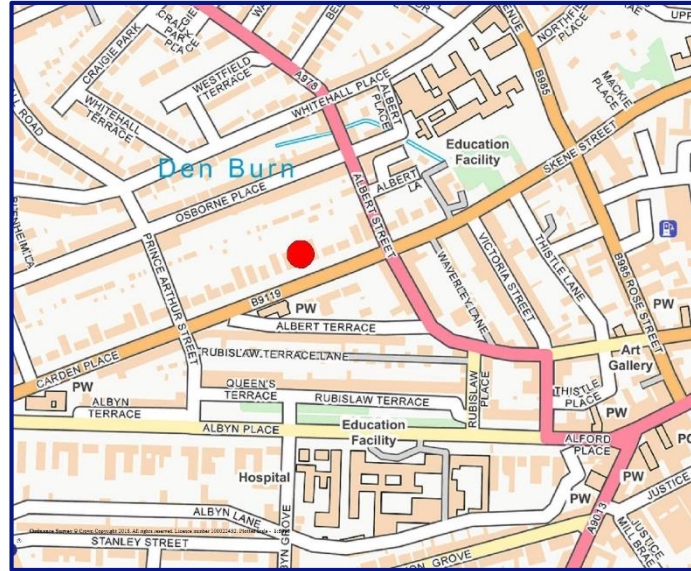
The premises are available on a new Full Repairing and Insuring Lease of negotiable duration.

PRICE:

Alternatively our client will consider a sale of the premises with further detail available upon request.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.



RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £112,000 and is subject to appeal.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of D. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

ENTRY DATE:

Upon conclusion of Legal Missives

VIEWING:

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

Shepherd Chartered Surveyors
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