



WEST END OFFICE SUITES AVAILABLE FROM 377 SQ.FT WITH PARKING



**FG Burnett**



TO LET

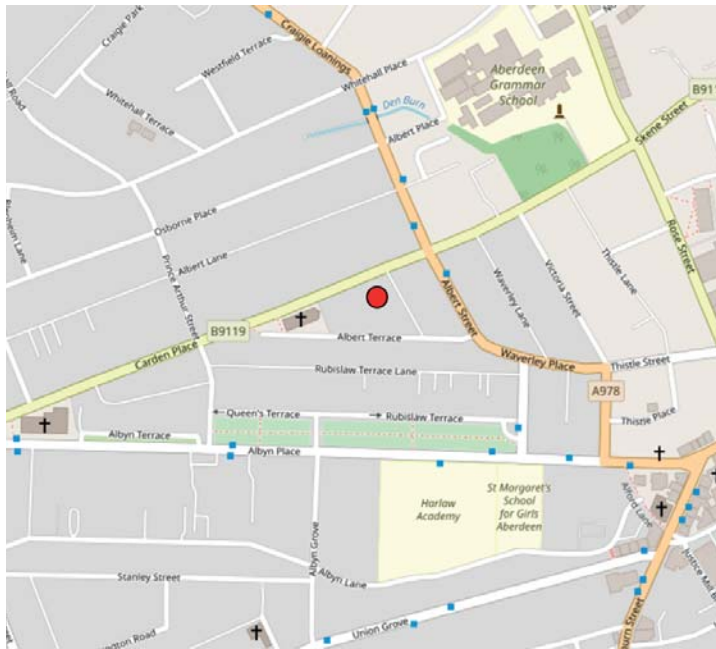
## 3 Carden Terrace

Aberdeen, AB10 1US | 173.5 sq.m (1,867 sq.ft)

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To request a viewing call us on 01224 572661

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## LOCATION

The subjects are located on Carden Terrace, set back from Carden Place, in the heart of Aberdeen's West End office district where nearby occupiers include a mix of professional firms. The subjects benefit from being in close proximity to Queen's Road, Albyn Place, Holburn Street and Union Street.

## DESCRIPTION

3 Carden Terrace is a detached office building of traditional granite and slate construction arranged over lower ground, ground and first floors with associated parking. The available accommodation comprises flexible office suites situated over ground and lower ground floor.

Internally the property has benefitted from a recent refurbishment with carpeted floors, painted paper walls and spot lighting. The heating is via a gas fired central heating system and windows are timber framed and single glazed sash and case in nature. Lease details as follows:-

- Flexible space available from 377 sq.ft
- Potential to accommodate four separate occupiers
- Available on Full Repairing & Insuring Terms
- Negotiable lease duration
- Service charge applies
- Any medium / long term commitment will require the provision of periodic upward only rent reviews

## RENT

Upon application.

# 3 CARDEN TERRACE

ABERDEEN, AB10 1US



## RATEABLE VALUE

The suites available are entered in the valuation roll currently at £26,500. The assessment would need to be adjusted based on space taken.

## 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. Interested parties should verify all rating figures with the Local Authority.

## SERVICE CHARGE

A service charge will be payable in respect of the upkeep, maintenance and servicing of the common areas of the building.

## EPC

Available upon request.

## VAT

VAT will be payable on all monies due.

## LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

## FLOOR AREAS

The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

FIRST FLOOR	38.14 sq.m	410 sq.ft
GROUND FLOOR	34.98 sq.m	377 sq.ft
LOWER GROUND FLOOR	100.40 sq.m	1,080 sq.ft
<b>TOTAL</b>	<b>173.50 sq.m</b>	<b>1,867 sq.ft</b>

## VIEWING & OFFERS

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

### DANIEL MITCHELL

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