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25 Albyn Place, ABERDEEN AB10 1YL

TO LET

WEST END OFFICE SUITE WITH EXCELLENT PARKING



**78 CARDEN PLACE
ABERDEEN
AB10 1UL**

Viewing is strictly by
arrangement with the sole
letting agent.

Floor Area:
**248.86 sq m
(2,679 sq ft)**

Contact:
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0207 436 1212

Location:

The subjects are situated on the north side of Carden Place and enjoy a prominent profile a short distance from Queen's Cross. The building is situated in the heart of Aberdeen's West End office district, whilst only being a short walk from Union Street - Aberdeen's principle retail thoroughfare and arterial traffic route.

The property is just over 1km from the Queen's Road / Anderson Drive junction. This is another of Aberdeen's main arterial routes through the city providing ease of access north and south via the A90

Neighbouring occupiers include; Lefevre Litigation, Premier Oil, The Clydesdale Bank and The Leeds Building Society.

The exact location is shown on the plan above.

Description:

The subjects from the ground and lower ground floor of a semi-detached period building of three-storey height. The building is constructed in granite under a timber framed and pitched roof clad in slate.

The majority of the accommodation on the ground floor is open plan, however, a number of demountable partitions have been introduced providing cellular accommodation. The flooring throughout is of suspended timber overlaid in carpet, while the walls are a combination of traditional lath and plaster with plasterboard lining. The ceiling is of a lowered design featuring integrated Category 2 light fittings. Natural daylight is provided by way of timber casement single or double glazed units. A kitchenette facility is also featured on the ground floor featuring built in base and wall mounted units. Heating is provided by way of a gas fired central heating system.

Prior to any sale or lease, the subjects will undergo a full refurbishment.

Car Parking:

12 private car parking spaces are provided in a private car park to the rear of the office.

Accommodation:

We have calculated the following approximate internal floor areas in accordance with the RICS Property Measurement Standards (1st Edition):

Ground Floor	133.58 sq m	1,438 sq ft
First Floor	115.28 sq m	1,241 sq ft
Total	248.86 sq m	2,679 sq ft

Lease Terms:

The subjects are available on a full repairing and insuring lease for short to medium term leases depending on tenant covenant strength.

Rent:

£60,000 per annum, exclusive of VAT.

Price:

Upon Application.

Rateable Value:

The subjects are currently entered in the Valuation Roll with a Rateable Value of £67,500 effective from 1 April 2017.

Energy Performance Certificate (EPC):

The subjects have an EPC rating of ?

A copy of the EPC and Recommendations Report can be made available upon request.



Legal Costs:

In the normal manner, each party will pay their own legal costs incurred in the transaction with the ingoing tenant or purchaser being responsible for LBTT and registration dues, where applicable.

VAT:

All monies due under the lease / sale will be VAT chargeable at the applicable rate.

Viewing:

To arrange a viewing or for further information, please contact:

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