



PRESTIGIOUS OFFICE BUILDING WITH 9 CAR PARKING SPACES
CONTINUALLY UPGRADED



FG Burnett

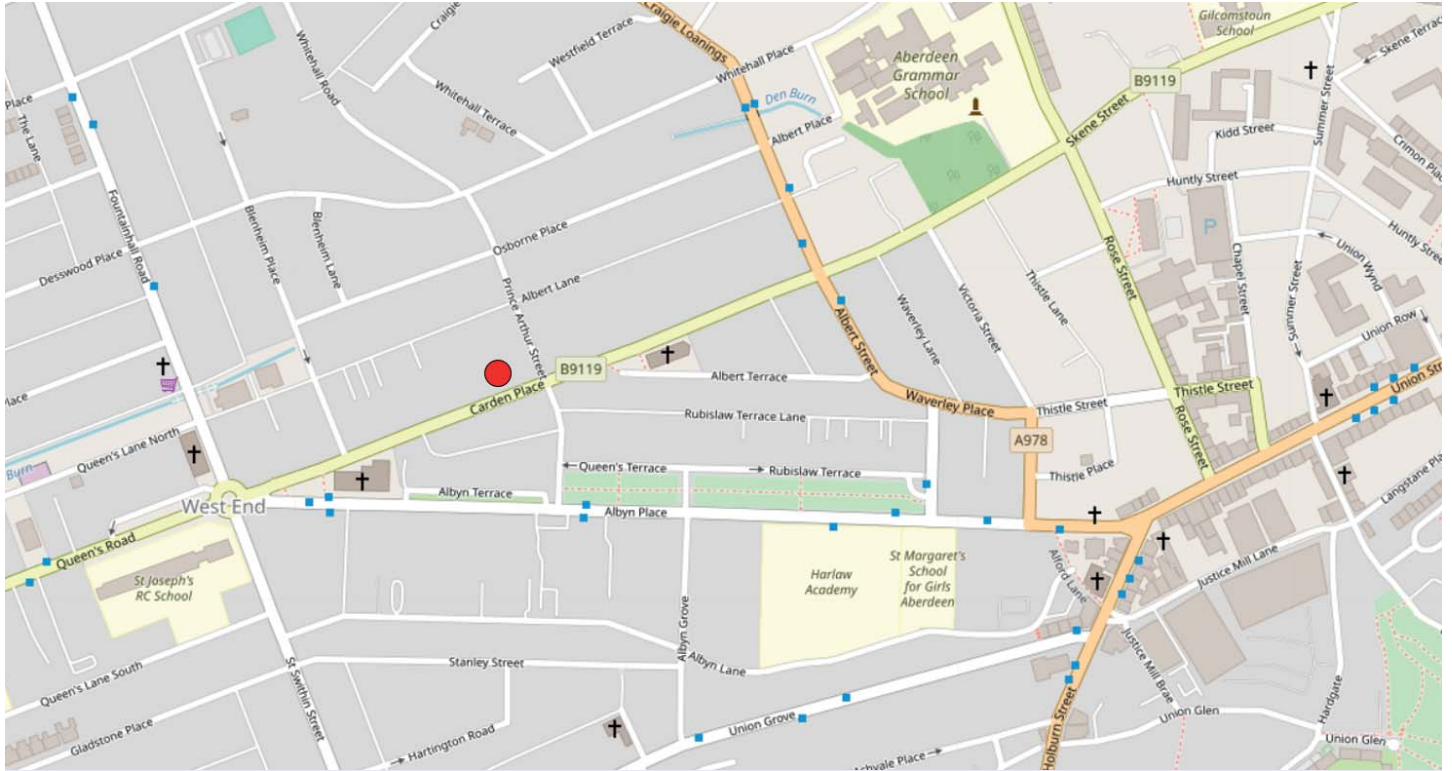


TO LET
36 Carden Place

Aberdeen, AB10 1UP | 274.7 sq.m (2,953 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 attic floors within a traditional semi-detached villa of granite and slate construction.

9 car-parking spaces are provided to the rear of the property with access off Albert Lane.

- Combination of open plan and cellular rooms of varying sizes
- Continually upgraded
- Dedicated kitchenette, ladies and gents WC facilities
- Ramp access to rear of property
- High level of natural daylight throughout

FLOOR AREA

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas derived:-

Ground Floor	157.0 sq.m	1,690 sq.ft
First Floor	91.5 sq.m	985 sq.ft
Attic (Storage Space)	26.2 sq.m	278 sq.ft
Total	274.7 sq.m	2,953 sq.ft

RENT

£55,000 p.a.

RATEABLE VALUE

£68,000.

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

The property is available for lease on flexible terms. Any lease in excess of 5 years will incorporate a rent review on the 5th anniversary of the lease.

EPC

E(70).

A copy of the EPC is available on request.

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VAT

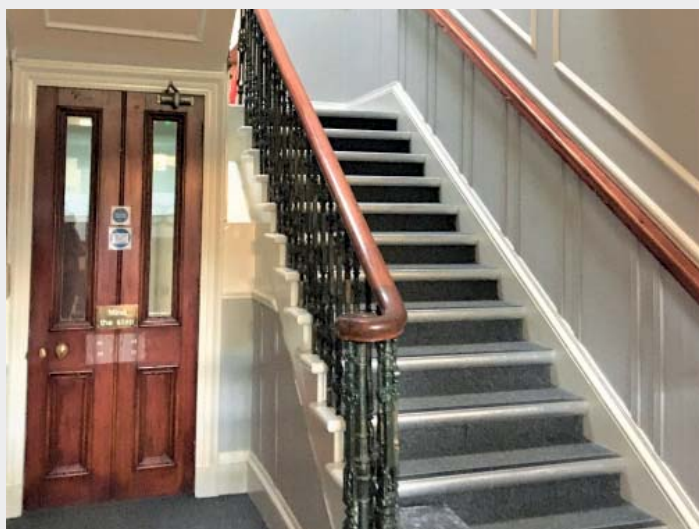
All rents quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

ENTRY

Available now.



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VIEWING & OFFERS

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



FG Burnett

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