

To Let



Surplus West End Office Space with Generous Car Parking

7 Carden Place
Aberdeen
AB10 1PP

76 sq.m. (818 sq.ft.)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The premises are located on Carden Place, which sits in the heart of Aberdeen's West End office district. The property is well situated near the junction with Albert Street, within walking distance to Queen's Road and Albyn Place, where the majority of the City's professional services firms are located.

The location also benefits from its close proximity to the A90 Anderson Drive, one of the main arterial routes through Aberdeen.

Description

The available accommodation comprises surplus office space located over ground and lower ground floors of a detached traditional granite townhouse.

Internally, the subjects provide a series of cellular offices finished to a reasonably modern standard. New Cat 5E data cabling has recently been installed and offices can be offered fully furnished if required.

An incoming tenant would have access to the main reception for greeting visitors, as well as use of the main boardroom and meeting rooms on a pre-booking basis. In addition there is a modern kitchen and break-out area on the lower ground floor.

The premises are served by 4 exclusive car parking spaces which represents a very generous provision for this area.

Floor Area

Ground:	36.7 sq.m.	(395 sq.ft.)
Lower Ground:	39.3 sq.m.	(423 sq.ft.)
Total:	76 sq.m.	(818 sq.ft.)

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition)

EPC Rating

The property has an EPC rating of TBC. A copy of the Energy Performance Certificate and recommendation report is available on application.

Lease Terms

The accommodation is available on flexible lease terms for a negotiable lease duration. Any medium to long term commitment will require the provision of rent reviews at regular intervals.

Rent

On application.

Service Charge

As with any building in multiple occupation, there will be a service charge to cover the tenant's contribution to maintenance, repair and servicing of common and external areas of the building. Rental packages inclusive of service charge liability can be agreed.

VAT

VAT will be payable at the standard rate in addition to all monies due under the lease.

Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

Entry

On conclusion of legal missives.

Viewing & Offers

Strictly by arrangement with the sole letting agents to whom all offers should be submitted in Scottish legal form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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