



DETACHED GRANITE VILLA WITH OPEN PLAN REAR EXTENSION AND
EXCEPTIONAL PARKING IN THE HEART OF THE WEST END



FG Burnett



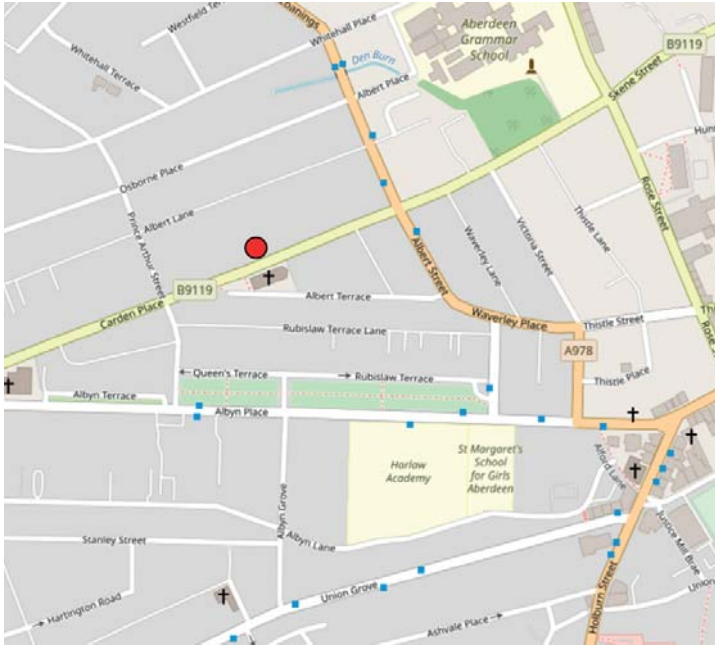
FOR SALE/MAY LET

16 Carden Place

Aberdeen, AB10 1UR | 355.9 sq.m (3,831 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are located on Carden Place, between the junctions of Prince Arthur Street and Albert Street, 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

16 Carden Place provides an imposing traditional granite villa arranged over basement, ground and first floor levels with a rear open plan extension therefore providing an excellent mix of office accommodation. There are 29 parking spaces provided to the front and rear of the property.

- Traditional detached villa with rear open plan extension
- Exceptional parking of 29 parking spaces (1:132 sq.ft)
- Excellent mix of cellular and open plan space arranged over three floors
- The heritable interest is available
- Leasing options will be considered

PROPERTY DETAILS

Price	Offers in excess of £600,000.
Rent	On application. Market incentives available.
Rateable Value	£82,000.
Rates Detail	There will be a separate assessment for the car parking which will be in addition.
EPC	EPC certificate available upon request.
VAT	VAT will be payable at the standard rate.
Legal Costs	Each party will be responsible for their own legal costs incurred in the transaction.

Floor Areas	The subjects have been measured on a net internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition)	
Lower Ground Floor	133.4 sq.m	1,436 sq.ft
Ground Floor	146.0 sq.m	1,572 sq.ft
First Floor	76.5 sq.m	823 sq.ft
Total	355.9 sq.m	3,831sq.ft

VIEWING & OFFERS

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

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