

# TO LET

## OFFICE PREMISES



## 78a CARDEN PLACE, ABERDEEN, AB10 1UL

- POPULAR WEST END LOCATION
- FLEXIBLE ACCOMMODATION
- FURTHER ACCOMMODATION WITH BUILDING MAY BE AVAILABLE

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## 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 close to the Queen's Road / Anderson Drive junction forming part of Aberdeen's main arterial route through the city providing ease of access north and south via the A90.

## DESCRIPTION:

The subjects are arranged over first and attic levels within a one and a half storey, lower ground floor and attic property of traditional granite and slate construction incorporating dormer projections. Access is provided from the eastern elevation via an external staircase.

Internally, the accommodation provides cellular office accommodation, two W.C.'s and storage areas at first floor level, whilst at second floor, further storage and staff welfare facilities are provided. The floors throughout are of suspended timber overlaid in carpet whilst the walls and ceilings are papered/painted. Natural light is provided by means of timber, single glazed traditional sash and case windows to the front and rear elevations at first floor and by dormers single glazed metal framed roof lights, whilst artificial light is provided via a mixture of light fittings.

## CAR PARKING:

4 dedicated car parking spaces are associated with the premises

## FLOOR AREA:

FLOOR SPACE	M <sup>2</sup>	FT <sup>2</sup>
First Floor	55.16	594
Attic	12.14	131
<b>Total</b>	<b>67.30</b>	<b>725</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## LEASE TERMS AND RENTAL:

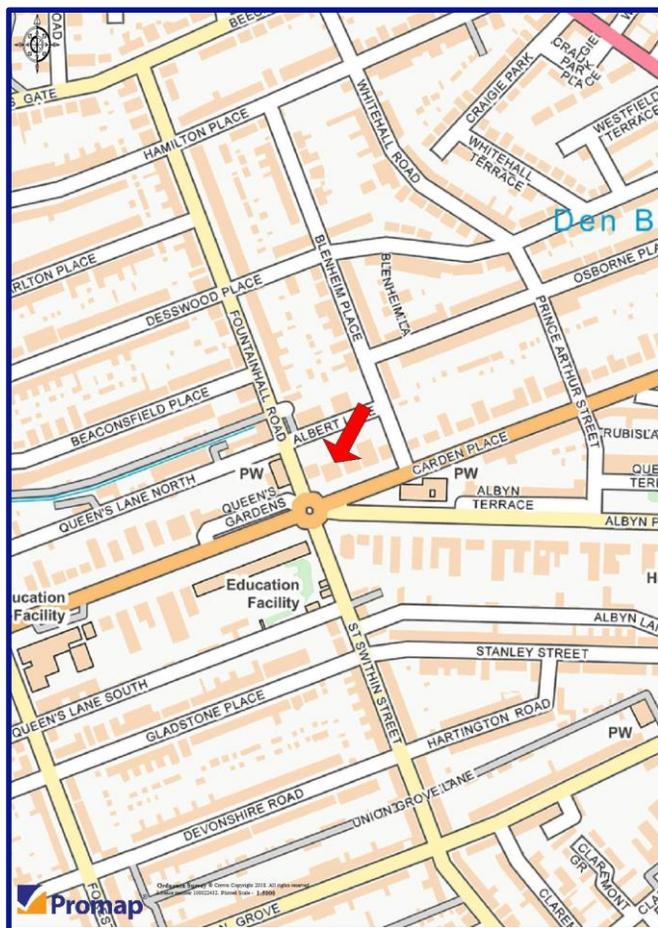
£15,000 per annum exclusive of VAT on a new Full Repairing and Insuring lease of negotiable duration.

## RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £19,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## VAT:

All figures quoted are exclusive of VAT at the prevailing rate.



## ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of ????. Further information and a recommendation report is available to seriously interested parties on request

## LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

## VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
**35 Queens Road**

**Aberdeen**  
**AB15 4ZN**

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**Contact: Mark McQueen**

**Email: mark.mcqueen@shepherd.co.uk**

**Tel: 01224 202800 Fax: 01224 202802**

