

72 CARDEN PLACE

Aberdeen, AB10 1UL



Key Highlights

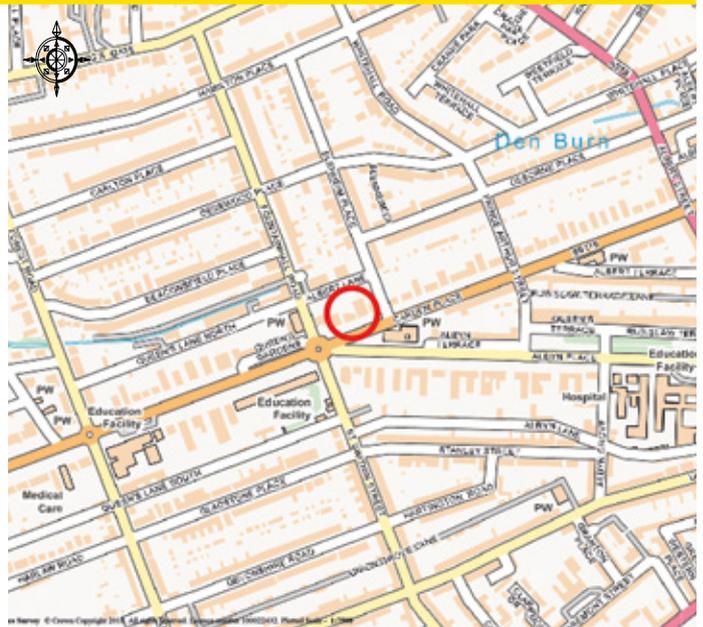
- Highly prominent West End location
- Self-contained – First and Second Floors
- Due to be comprehensively refurbished
- Flexible lease terms
- 101.5 sq.m (1,092 sq.ft)
- 4 car parking spaces provided to the rear

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Location

72 Carden Place is well situated in the heart of Aberdeen's prime West End office district. By virtue of its location, the property benefits from a highly desirable business address and prominent setting.

Aberdeen City Centre is less than a mile to the east and the city's main arterial route, Anderson Drive (A92), is less than a mile west, meaning that there is both a vast array of local amenity and easy access to the main trunk road network.

The precise location is shown on the plan which has been provided for indicative purposes only.

Description

The available accommodation comprises the entire first and second floors of a traditional semi-detached four storey granite and slate building. There is a shared entrance door and landscaped garden grounds to the front and dedicated car parking to the rear, accessed via Albert Lane.

The premises are due to undergo refurbishment program which will render the space open plan in nature with modern toilet / kitchen facilities. There are 4 parking spaces provided in the rear car park.

Floor Areas

FLOOR AREA	SQ M	SQ FT
First Floor	55.6	609
Second Floor	44.9	483
Total gross internal floor area	101.5	1,092

The Net Internal Areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Energy Performance Certificate (EPC)

A copy of the Energy Performance Certificate (EPC) and Recommendation Report can be issued on request.

Lease Terms

Our client is seeking to lease the premises on Full Repairing and Insuring terms, for a negotiable duration.

Rent

£24,000 (exc VAT) per annum.

Rateable Value

The property is contained within the Valuation Roll at a Rateable Value of £25,500. An incoming tenant will be liable for direct payment of their Local Authority Rates liabilities.

Service Charge

There is a service charge applicable for the maintenance, repair and servicing of the common parts of the building and the development. The cost will be split between occupiers on a pro-rata basis. A service charge budget can be provided.

VAT

VAT may be applicable on sums due under the lease.

Legal Costs

Each party will be responsible for their own legal costs. 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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