

4 Carden Terrace

Aberdeen . AB10 1US

Superior West End office space in a prime location with exclusive car parking

552 sqm (5,951 sqft) NLA

To Let / For Sale



ESSON
PROPERTIES LIMITED

Location



**The subjects are located on Carden Terrace,
in Aberdeen's sought-after West End office district.**



4 Carden Terrace benefits from a highly desirable business address whilst also being located in close proximity to Union Street, Aberdeen's principal retail and commercial thoroughfare. North Anderson Drive (A90), the City's main arterial route, is located a short distance west, providing easy access to the North and South of the city.

Aberdeen's West End office district is home to numerous professional firms, banks and energy sector companies. Those in the vicinity include Handelsbanken, Leeds Building Society, Opex Group and Infinity Partnership.

Features



4 Carden Terrace is a C listed converted office building within the West End business district of Aberdeen. It features a large extension to the rear providing unique open plan space filled with natural light from roof windows over, along with equally as unique secure undercover car parking.

The property is undergoing alteration and refurbishment works which will further enhance its appeal, including:



Roof

To be overhauled / repaired as required



Windows

To be overhauled / repaired / replaced as required



Facilities

All new toilet and shower facilities including quality white ware



Floors

New low profile raised access floors with carpet tiles in office areas and vinyl floor coverings to WC and shower rooms



Ceilings

New suspended ceilings



Doors

New doors and ironmongery throughout



Accessibility

New platform lift incorporated to the front elevation providing level access to the ground floor reception.



Facilities

All new WC and shower facilities including quality white ware



Cycle Racks

Secure cycle racks at lower ground floor level



Services

All new LED lighting throughout

Air conditioning

A good range of small power throughout

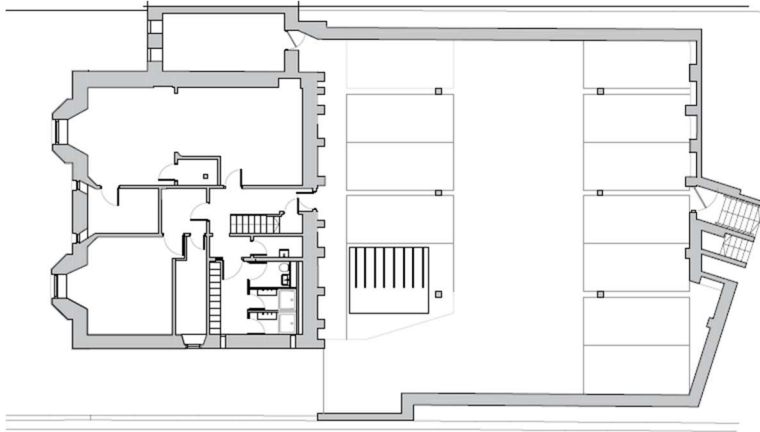
Containment and access routes provided for IT cabling

Gas central heating

Fire alarm

Intruder alarm

Three Floors of Exceptional Space

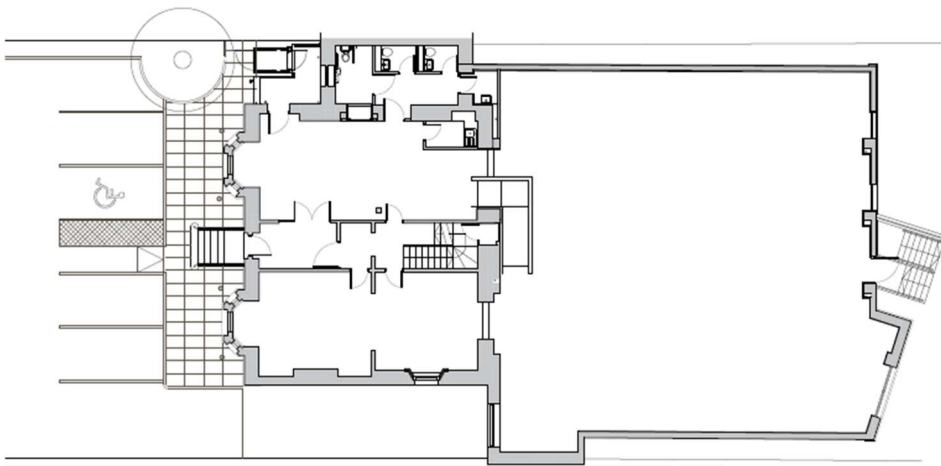


Lower Ground Floor

Features secure undercover parking for 11 cars and bicycles.

Showers & lockers.

80 sqm (861 sqft) NLA

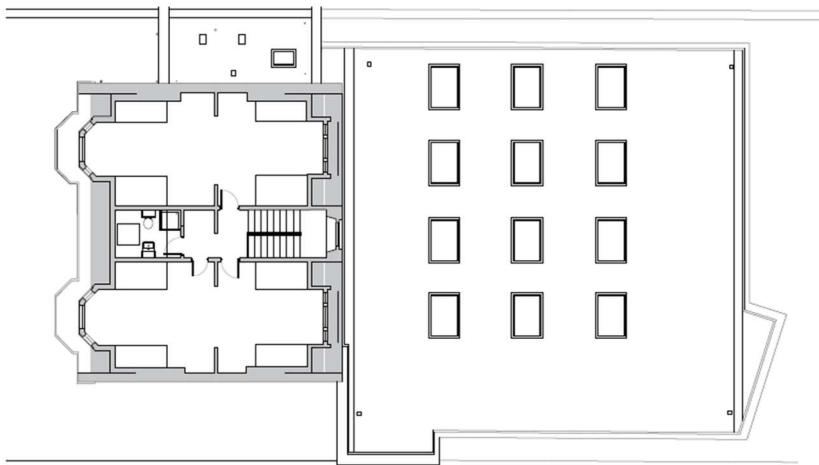


Ground Floor

Features large open plan extension to rear with roof windows over.

5 car parking spaces to front.

384.8 sqm (4,142 sqft) NLA

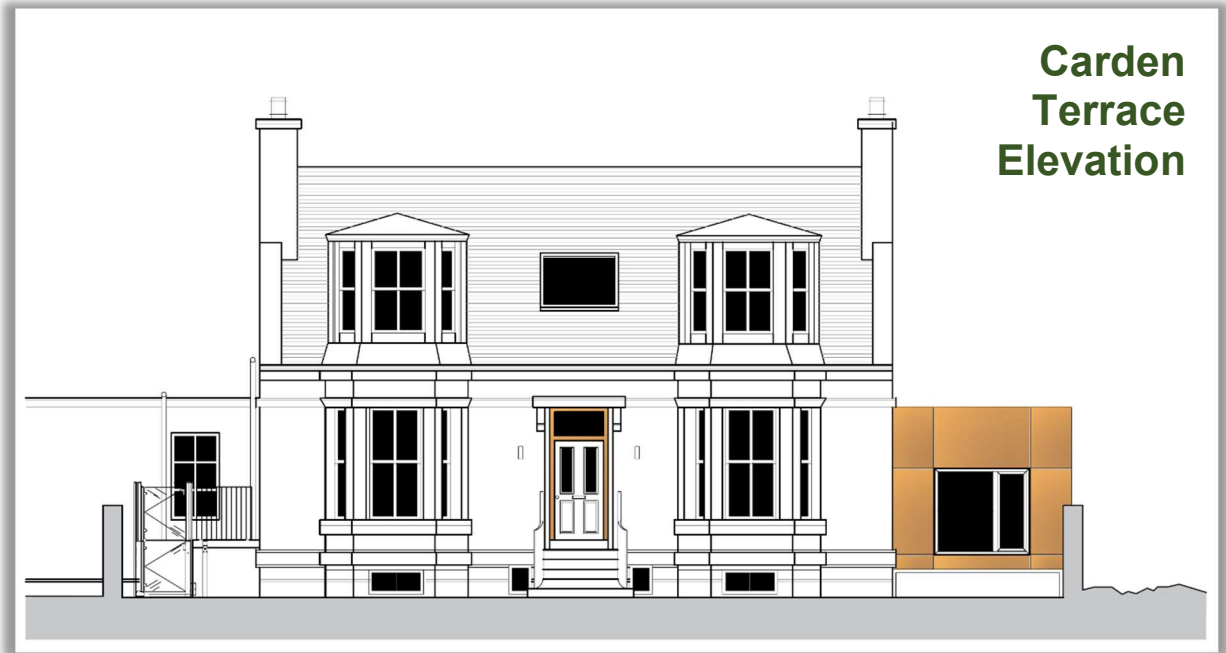


First Floor

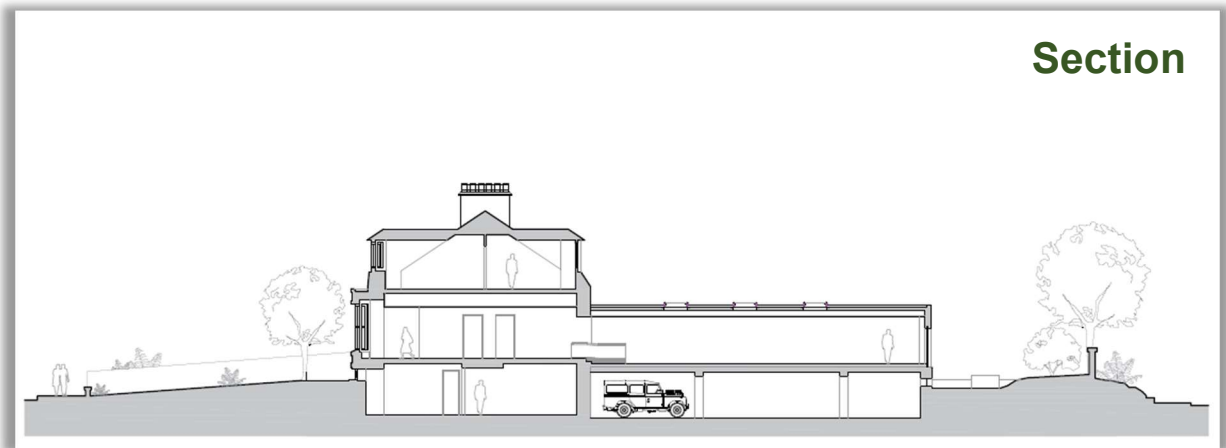
Features open plan space with the ability to go modular.

87.5 sqm (941 sqft) NLA

Garden Terrace Elevation



Section



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