

TO LET/FOR SALE PROMINENT WEST END OFFICE WITH DEDICATED PARKING

42 CARDEN PLACE

Aberdeen, AB10 1UP



Key Highlights

- Highly prominent west end location
- Gr, 1st & 2nd floors - 194.34 sq.m (2,092 sq.ft)
- Gr & 1st floors only - 136.74 sq.m (1,472 sq.ft)
- 9 car parking spaces
- For Lease - Flexible terms available
- For Sale - Guide price £350,000



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Location

42 Carden Place has a prominent south facing setting on Carden Place which is a busy arterial route in the centre of Aberdeen's prime West End office district.

It is located less than a mile from the city centre and also less than a mile from the city's main ring road, Anderson Drive (A92), providing easy access to all parts of the city.

Local amenities include restaurants, bars, cafes and gardens. The location is shown on the plan adjacent which is provided for indicative purposes only.

Description

The property comprises the ground, first and second floors of a mid-terraced office building of granite construction with a pitched slated roof. It has 10 office rooms including two large, front facing rooms with bay windows. It has gas central heating throughout, toilets on each of the three floors, and a fitted kitchen.

It has a door entry system, a security alarm with remote operation possible via a mobile phone app and a broadband cable installed. There are 60 numbered telephone and data outlets throughout the office, with cabling to patch panels.

The Ground and First floors can be leased with or without the Second floor, as required. The basement is in separate ownership.

There are 9 parking spaces, including 2 in the shared front car park and 7 dedicated spaces in the rear car park.

Accommodation

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

DESCRIPTION	SQ M	SQ FT
Ground	64.75	697
First	71.99	775
Attic	57.60	620
TOTAL	194.34	2,092

Lease Terms

The property is available on Full Repairing and Insuring Terms for a negotiable period.

Rent

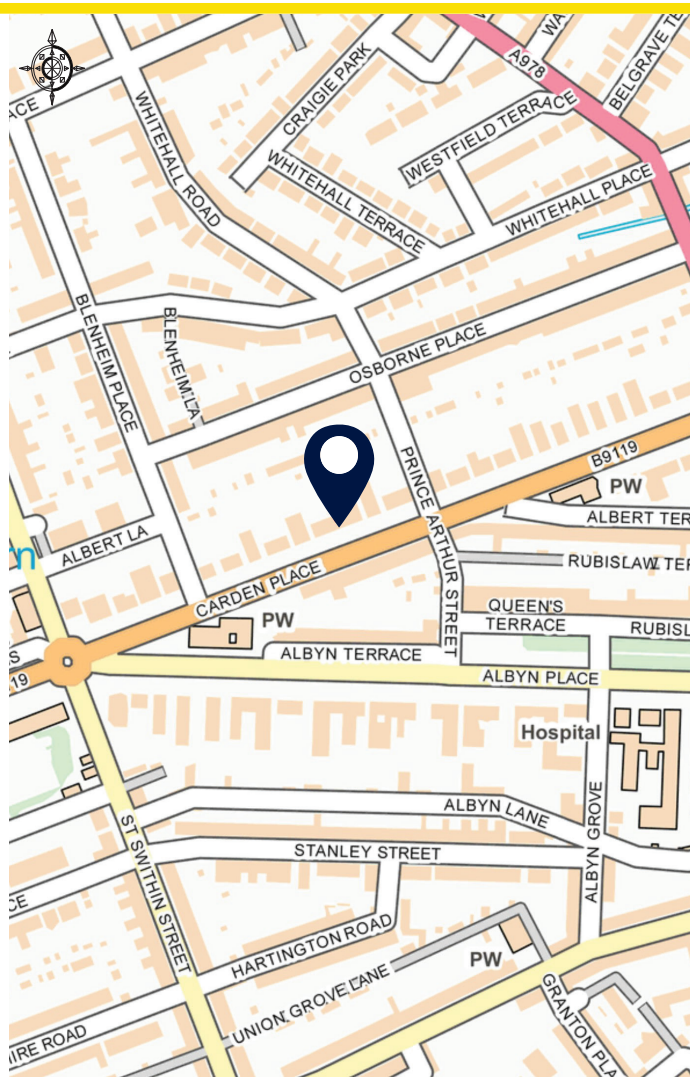
On application.

Price

The owners are willing to sell their heritable interest (Scottish equivalent of English Freehold) with a guide price of £350,000.

Energy Performance Certificate

The premises benefits from an EPC rating of D. A copy of the Energy Performance Certificate can be provided upon request.



Rateable Value

Ground/First Floor	£41,750 effective 1 April 2017
Attic	£12,750 effective 1 April 2017

VAT

The building is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information

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

Contact

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