



WEST END OFFICE WITH PARKING



TO LET

53 Carden Place

Aberdeen, AB10 1UN | 126 sq.m (1,364 sq.ft)

To request a viewing call us on 01224 572661

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WEST END OFFICE WITH PARKING

LOCATION

This property is located in the city of Aberdeen within the traditional West End office district. More specifically, the property lies on the south side of Carden Place on a stretch that is predominantly residential in nature. Access to the rear car park is via Albyn Terrace Lane.

Nearby occupiers, include a mix of professional firms such as Space Solutions, Sealand Projects and Costain.

DESCRIPTION

The property comprises ground and first floor offices contained within a traditional mid-terrace building. The Category B Listed building is of granite block construction with a pitched and slated roof over, incorporating dormer projections.

Internally, the accommodation comprises:-

- Private offices and Boardroom
- Kitchen, W/C and Sunroom
- Private parking to the rear

USE

The property currently falls under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

FLOOR AREAS

The following net internal areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	78.71 sq.m	847 sq.ft
First Floor	47.92 sq.m	517 sq.ft
Total	126.63 sq.m	1,364 sq.ft

RENT

£27,000 per annum exclusive of VAT.

VAT

All prices quoted are exclusive of VAT.



RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £19,750 per annum.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

The property is available on Full Repairing and Insuring terms. Whilst a long lease term is preferred, short term agreements may be considered, subject to Landlord consent.

EPC

Copy available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for any transactional property tax incurred and registration dues applicable.

ENTRY

On conclusion of legal missives.

VIEWING & OFFERS

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

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