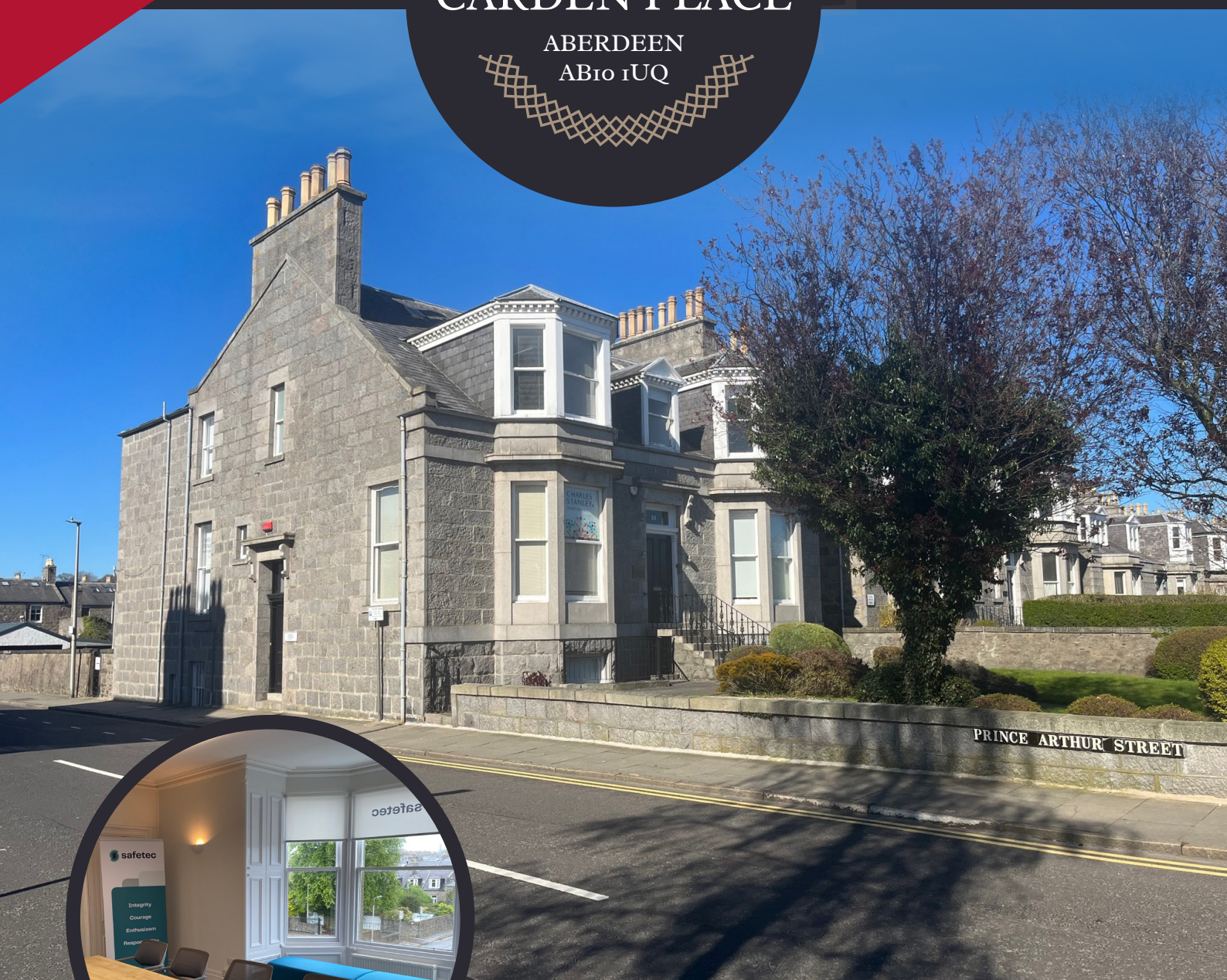


REDUCED
RENT

26
CARDEN PLACE

ABERDEEN

AB10 1UQ



TO LET

Self Contained West End
Office with Generous
Car Parking

211.07 sq. m (2,272 sq. ft) approx.

Prominently located within the prestigious
West End office district

Excellent car parking provision of nine spaces
(1: 252 sq. ft), including 1 EV charge point

Competitive lease terms on offer

An ingoing occupier may qualify for 100%
Rates Relief for first 12 months

26 CARDEN PLACE

ABERDEEN
AB10 1UQ

LOCATION

The property is situated on a highly prominent corner site at the junction of Carden Place and Prince Arthur Street within the heart of Aberdeen's prestigious West End office district.

The property is a short walk away from Union Street, Aberdeen's main commercial thoroughfare, benefiting from all its amenity, including restaurants, shops, cafés and bars.

Occupiers within the vicinity include Quantum Claims, Carden Dental Practice, MacKinnons Solicitors and Piper Sandler.





FLOOR AREA

The property has the following approximate Net Internal Floor areas, measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Description	Sq. m	Sq. ft
Lower Ground	61.12	658
Ground	73.85	795
First	76.10	819
Total	211.07	2,272

There is additional attic storage space, which is accessed via a fixed stair from the first floor extending to 29.00 sq. m (302 sq. ft) or thereby.

RATEABLE VALUE

The subjects are currently entered into the valuation role as follows: Rateable Value £32,500. Car parking is separately rated at £6,700.

An ingoing occupier may qualify for 100% Rates Relief for first 12 months through Fresh Start Relief.

LEASE TERMS

Flexible lease terms are available. Further information on request.

RENT

£36,000 per annum.

EPC

The subjects have an EPC rating of C. Full documentation is available on request.

VAT

No VAT is payable on the subject property.

LEGAL COSTS

Each party will be available for their own legal costs. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.

DESCRIPTION

The property comprises the lower ground, ground, first and attic floors of a semi detached three storey and attic building of traditional stone and slate construction.

Internally, the premises have been recently refurbished to a modern standard whilst still retaining original period features. The subjects provide a mixture of open plan and cellular office accommodation. Finishes include carpet tiled timber flooring, painted plasterboard walls and ceilings and modern LED lighting. There is a gas fired hot water radiator central heating system. Toilet facilities are located on all floors and there is a modern kitchen with break out area located on lower ground floor.

PARKING

The property benefits from nine designated car parking spaces, including one EV charge point, in the rear private car park, providing an extremely generous parking ratio of one space to 252 sq. ft. There are also 3 visitor parking spaces.



VIEWINGS & OFFERS

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



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