

OFFICE PREMISES

- > WEST END LOCATION
- > GENEROUS PARKING PROVISIONS
- > TOTAL AREA – 198.03 SQM (2,132 SQFT)

TO LET

34 CARDEN PLACE, ABERDEEN, AB10 1UP

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LOCATION

The subjects are located on the north side of Carden Place close to its junction with Prince Arthur Street within the heart of the West End area of the City. The premises are well located and only a short distance to the east of Union Street, the City's main commercial retail thoroughfare.

In addition, the property is close to the Queen's Road/Anderson Drive junction which forms part of Aberdeen's main arterial route through the city providing ease of access north and south via the A90.

DESCRIPTION

The subjects comprise a traditional semi-detached office building which has been extended to the rear. The main section is two storey and attic, whilst to the rear is a two storey extension. The building is of traditional granite and slate construction with a mixture of single glazed sash and case and uPVC double glazed windows.

Internally, the space provides a mixture of large and small cellular accommodation at ground, first and attic levels, which has been carpeted throughout. The walls and ceilings are papered and painted. Lighting is provided by fluorescent strip lighting. A small tea preparation and WC facility are provided at ground floor level, whilst a larger kitchen area, together with male and female toilets are also provided at first floor.

CAR PARKING

A large car park is provided to the rear providing space for 10 vehicles providing an excellent parking ratio of 1:213 sqft.

LEASE TERMS AND RENTAL

£42,500 per annum exclusive of VAT on a new Full Repairing and Insuring Lease of negotiable duration.

RATING

The subjects are currently entered into the Valuation roll at a Rateable Value of £53,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value with potential for rates relief. Further detail is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

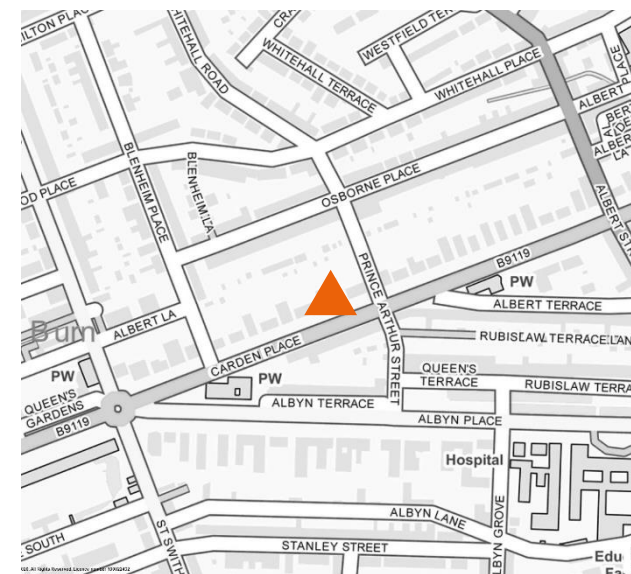
The subjects have a current Energy Performance Rating of 'E'. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

ACCOMMODATION	SqM	SqFt
Ground Floor	83.58	900
First Floor	86.44	930
Attic	28.00	301
TOTAL	198.03	2,132
Store	22.48	242

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



For further information or viewing arrangements please contact the sole agents:

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