



FG<sup>®</sup> Burnett

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To Let

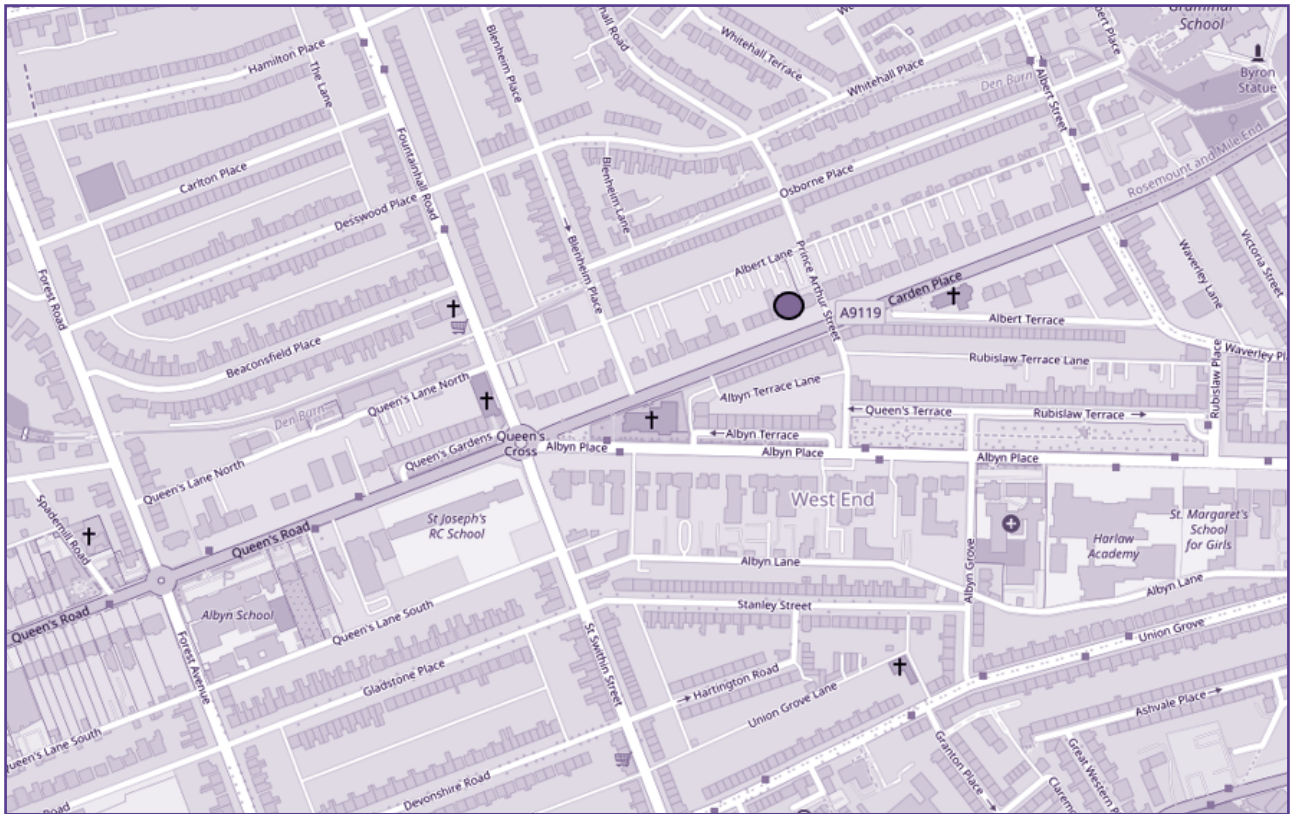
Second Floor, 32 Carden Place

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Aberdeen, AB10 1UP

14.69 - 63.11 sq.m | 158 - 667 sq.ft

- Second Floor Office Suites in Prime West End Location
- Attractive All Inclusive Monthly Rent



## Location

The property is located in the city of Aberdeen within the traditional and well established West End office district. The property lies on the north side of Carden Place, with surrounding occupiers predominantly being office users. There is access to the rear car park via Albert Lane.

Nearby occupiers include MacKay's, Space Solutions, Lefevre and Accord Energy Solutions.

## Description

32 Carden Place is a 2 storey plus attic and basement building of traditional granite construction. The accommodation is under a pitched slated roof with dormer projections to the front and rear, and there are timber sash and casement windows throughout.

Externally, the front garden is laid to lawn with mature shrubbery and allows for pedestrian access. To the rear, there is a car park with bin storage.

The available accommodation comprises four attractive office/ meeting rooms on the second floor of the building. The office suites have access to a WC with a shower and a tea prep. There is a secure entry system installed to the building with an intercom system to the ground floor level.

## Use

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

The accommodation may be suitable for a variety of alternative uses if let as a whole. Interested parties should make their own enquiries to the Planning Department at Aberdeen City Council.

## Accommodation

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

|              |                   |                  |
|--------------|-------------------|------------------|
| Office 1     | 17.82 sq.m        | 192 sq.ft        |
| Office 2     | 14.69 sq.m        | 158 sq.ft        |
| Office 3     | 19.09 sq.m        | 192 sq.ft        |
| Office 4     | 11.51 sq.m        | 125 sq.ft        |
| <b>Total</b> | <b>63.11 sq.m</b> | <b>667 sq.ft</b> |

On the basis that the accommodation is let as a whole, the additional office areas and tea prep facilities would be included within the net internal area.

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## Rent

|               |                  |
|---------------|------------------|
| Office 1:     | £550 per month   |
| Office 2:     | £500 per month   |
| Entire Floor: | £2,000 per month |

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## Lease Terms

The accommodation is available on flexible lease terms. Quoted rents are all inclusive of utilities, building maintenance and upkeep of the common parts.

Office 1 and 2 can be let separately or together depending on an incoming tenant's requirement. Alternatively, the entire floor, including offices 3 and 4 could be made available to a single occupier.

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## Rateable Value

The suites will require to be reassessed on occupation.

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## Rates Details

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](http://www.saa.gov.uk)

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## EPC

Copy available on request.

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## VAT

All prices quoted are exclusive of VAT which may be applicable.

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## Legal Costs

Each party will bear their own legal costs associated with the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

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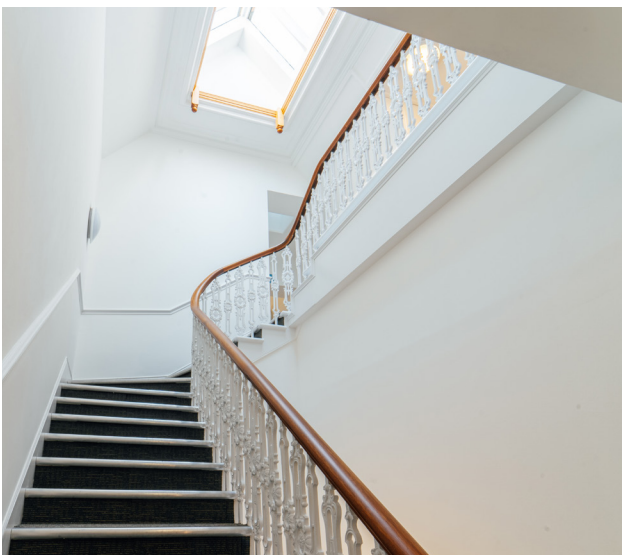
## AML

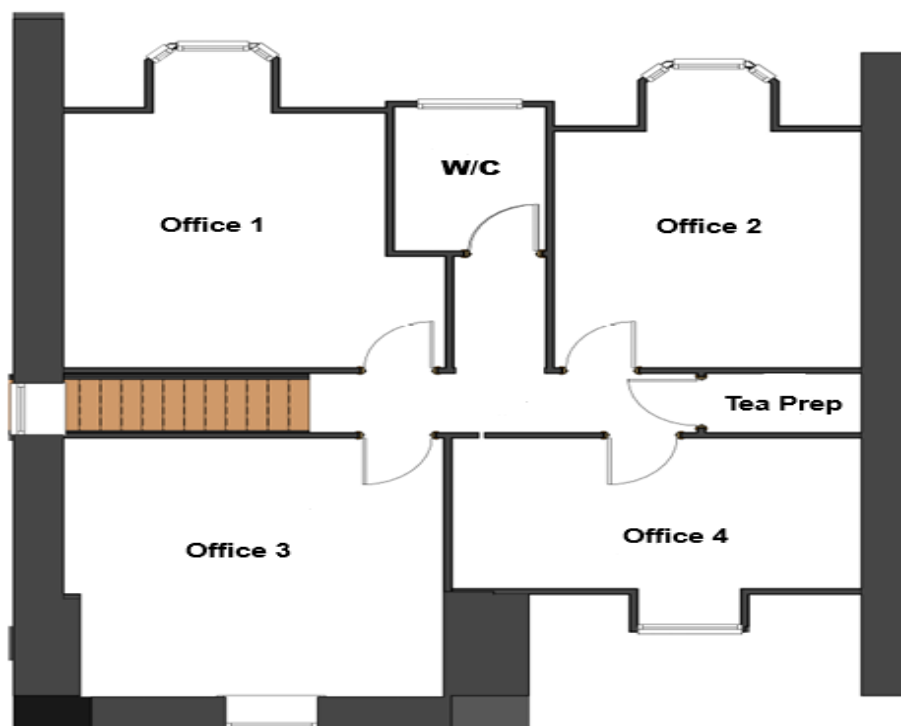
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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## Entry

On conclusion of legal missives.





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## Viewings & Offers

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

### Graeme Nisbet

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### Sophie Evans

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[fgburnett.co.uk](http://fgburnett.co.uk)

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