



WEST END OFFICE SUITES WITH PARKING  
FROM 19.45 SQ.M (210 SQ.FT)

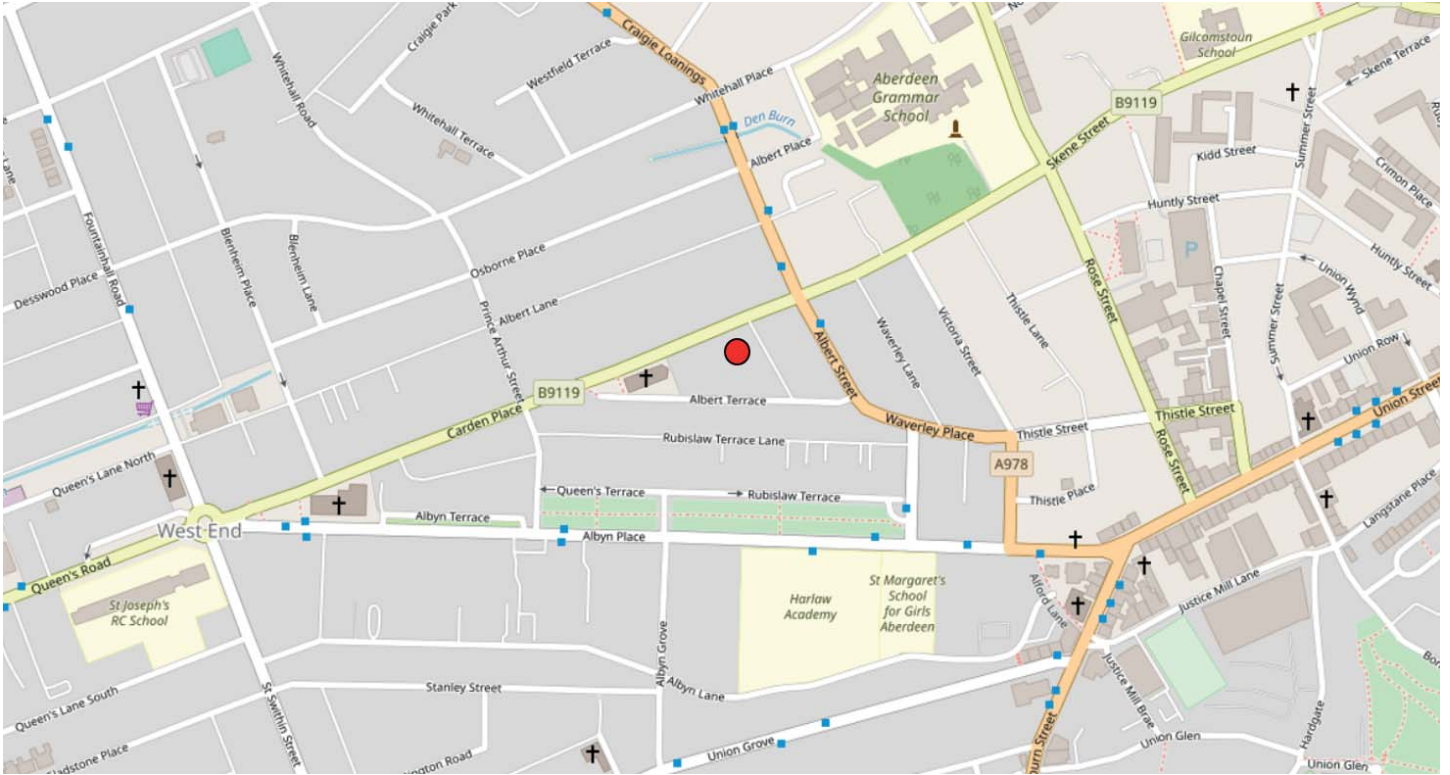


TO LET  
**3 Carden Terrace**

Aberdeen, AB10 1US | From 19.45 sq.m (210 sq.ft)

To request a viewing call us on 01224 572661

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## WEST END OFFICE SUITES WITH PARKING FROM 19.45 SQ.M (210 SQ.FT)

### LOCATION

The subjects are located on Carden Terrace, set back from Carden Place, in the heart of Aberdeen's West End office district where nearby occupiers include a mix of professional firms. The subjects benefit from being in close proximity to Queen's Road, Albyn Place, Holburn Street and Union Street.

### DESCRIPTION

3 Carden Terrace is a detached office building of traditional granite and slate construction arranged over lower ground, ground and first floors with associated parking. The available office accommodation comprises flexible office suites.

Internally the property has benefitted from a recent refurbishment with carpeted floors, painted paper walls and spot lighting. The heating is via a gas fired central heating system and windows are timber framed and single glazed sash and case in nature.

- Flexible space available from 210 sq.ft
- Individual suites may benefit from 100% rates relief
- Available on flexible lease terms
- Competitive rents available
- Short term leases considered, subject to Landlord consent

### FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:-

Ground Floor	69.0 sq.m	743 sq.ft
First Floor	58.65 sq.m	631 sq.ft
Lower Ground Floor	100.40 sq.m	1,080 sq.ft
<b>Total</b>	<b>228.05 sq.m</b>	<b>2,454 sq.ft</b>

### RENT

Price on application.

## RATEABLE VALUE

The suites are currently split in the valuation roll and further information can be made available on request.

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

## SERVICE CHARGE

A service charge will be payable in respect of the upkeep, maintenance and servicing of the common areas of the building.

## EPC

The property has a rating of E-68

## VAT

VAT will be payable on all monies due.

## LEGAL COSTS

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



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## VIEWING & OFFERS

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



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