



SECOND FLOOR OFFICE SUITES IN PRIME WEST END LOCATION
ATTRACTIVE ALL INCLUSIVE MONTHLY RENT

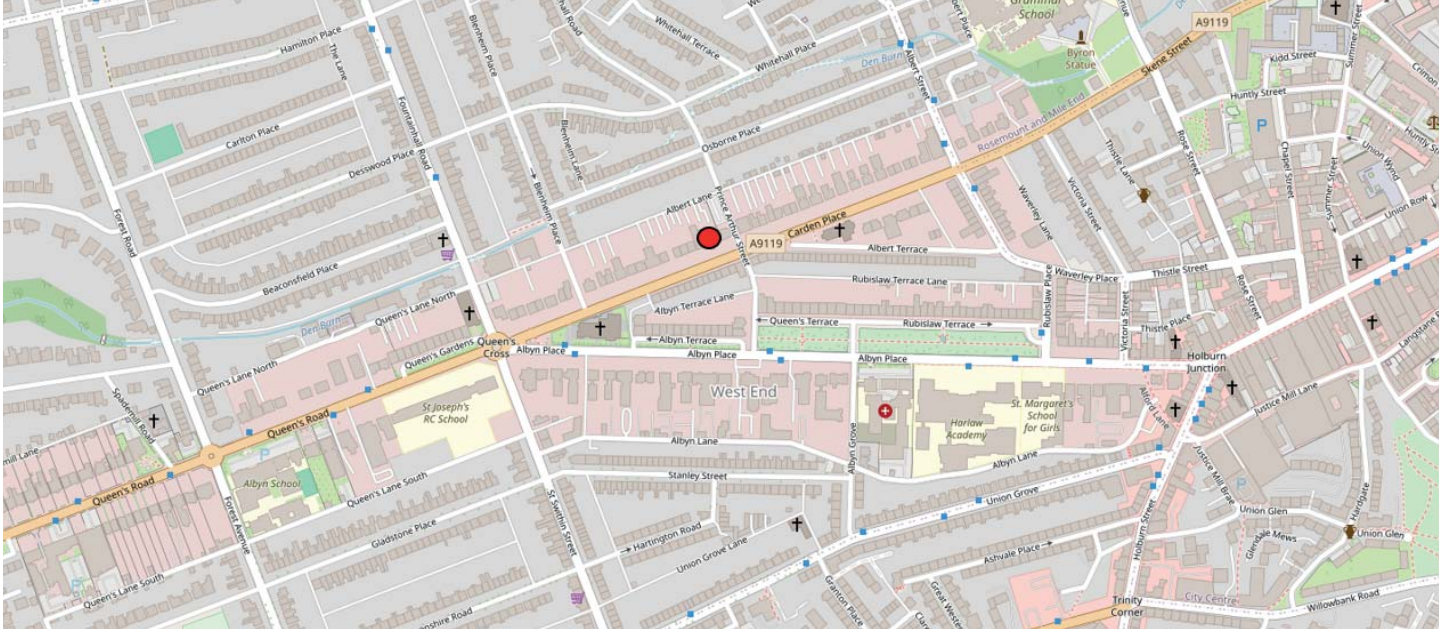


TO LET
Second Floor, 32 Carden Place

Aberdeen, AB10 1UP | 14.69 - 32.51 sq.m (158 - 350 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



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 a mix of professional firms, as well as a number of healthcare users and several food and beverage operators. Within the building, existing occupiers include Carden Place Dental Practice and Levelling Up Real Estate Ltd.

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 two 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.

FLOOR AREAS

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
Total	32.51 sq.m	350 sq.ft

RENT

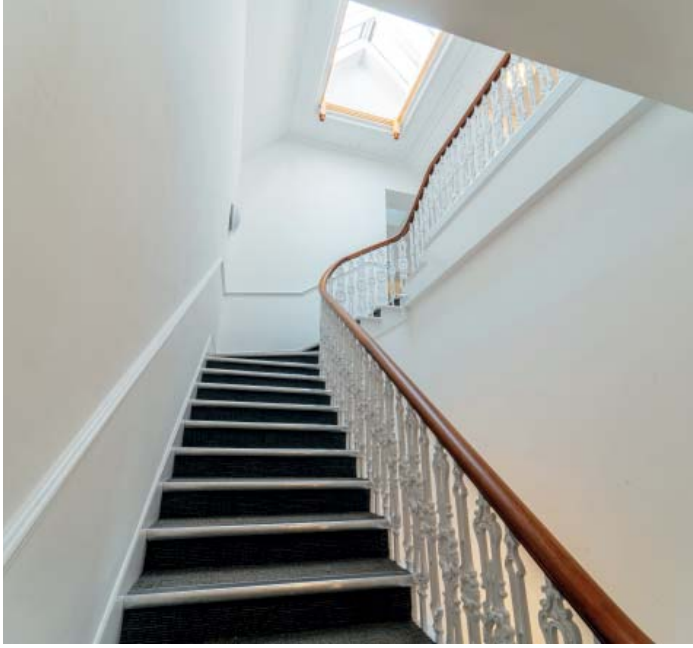
Office 1: £550 per month

Office 2: £500 per month

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 incoming tenant requirements.



EPC

Copy available on request.

VAT

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

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.

ENTRY

Available immediately.



VIEWING & OFFERS

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

GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

HOLLIE STEVENSON

t. 01224 597533

e. hollie.stevenson@fgburnett.co.uk

FGBURNETT.CO.UK