FG Burnett

TO LET

First Floor Suite
32 Carden Place
Aberdeen, AB10 1UP

114.41sq.m | 1,232 sq.ft

/// SALT.VIEWS.GAME



Location

The property is located on the north side of Carden Place, within the prestigious West End office district of Aberdeen. Carden Place forms one of the principal thoroughfares through the West End, linking the city centre with Queen's Cross, from where Queen's Road continues west towards the ring road at Anderson Drive. There is a mix of primarily office and residential uses within the nearby vicinity, with the traditional granite terraces of Carden Place, Albyn Place, and Rubislaw Terrace accommodating a well-established professional business community. Surrounding occupiers include: Space Solutions, Mackinnons, Accord Energy Solutions, Azets, Johnston Carmichael, Stronachs, and Nexos.

Description

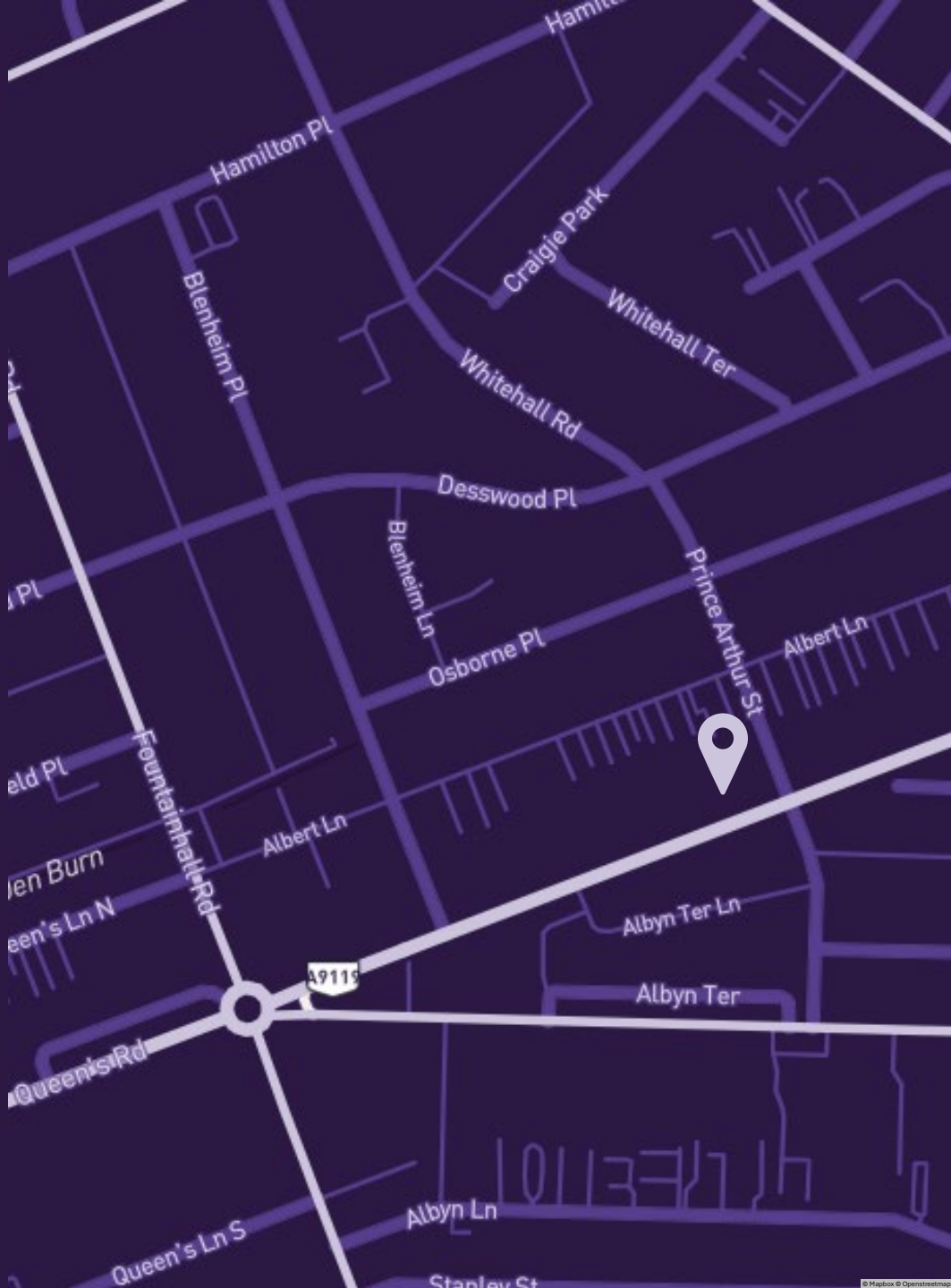
32 Carden Place is a 2 storey plus attic and basement building of traditional granite construction. The accommodation is under a pitched slated roof with dormer projections to the front and rear, and there are timber sash and casement windows throughout. There is a secure entry system to the building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

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 first-floor office accommodation is largely open plan in nature with separate meeting rooms, a tea prep area and WC. Large windows provide a generous level of natural daylight throughout.

The office features suspended timber flooring overlaid in carpet, and incorporates a mix of floor boxes and perimeter trunking, providing flexible power and data distribution.

Heating is provided by way of a gas fired system feeding wall mounted radiators



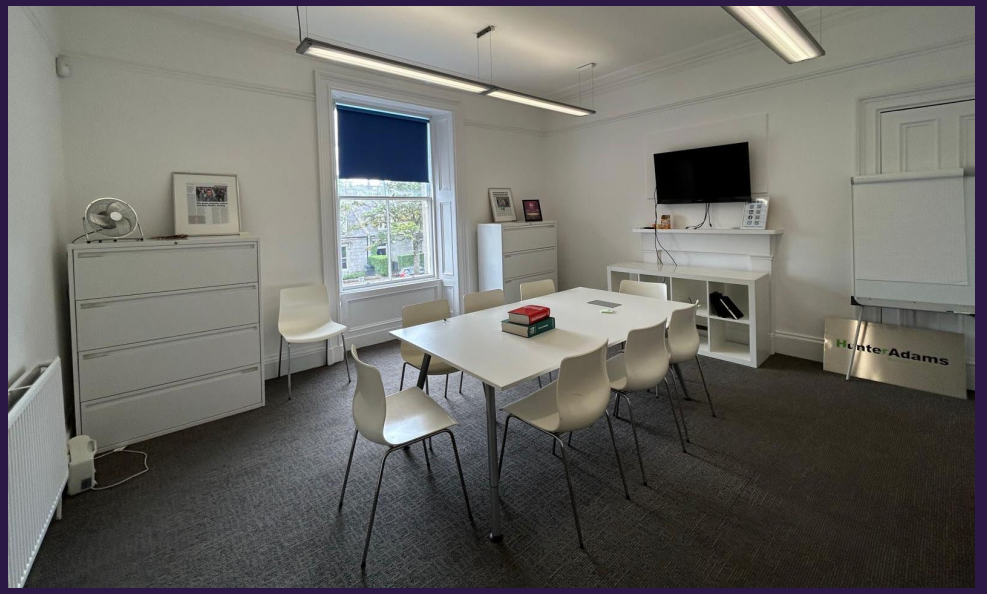
Lease Terms

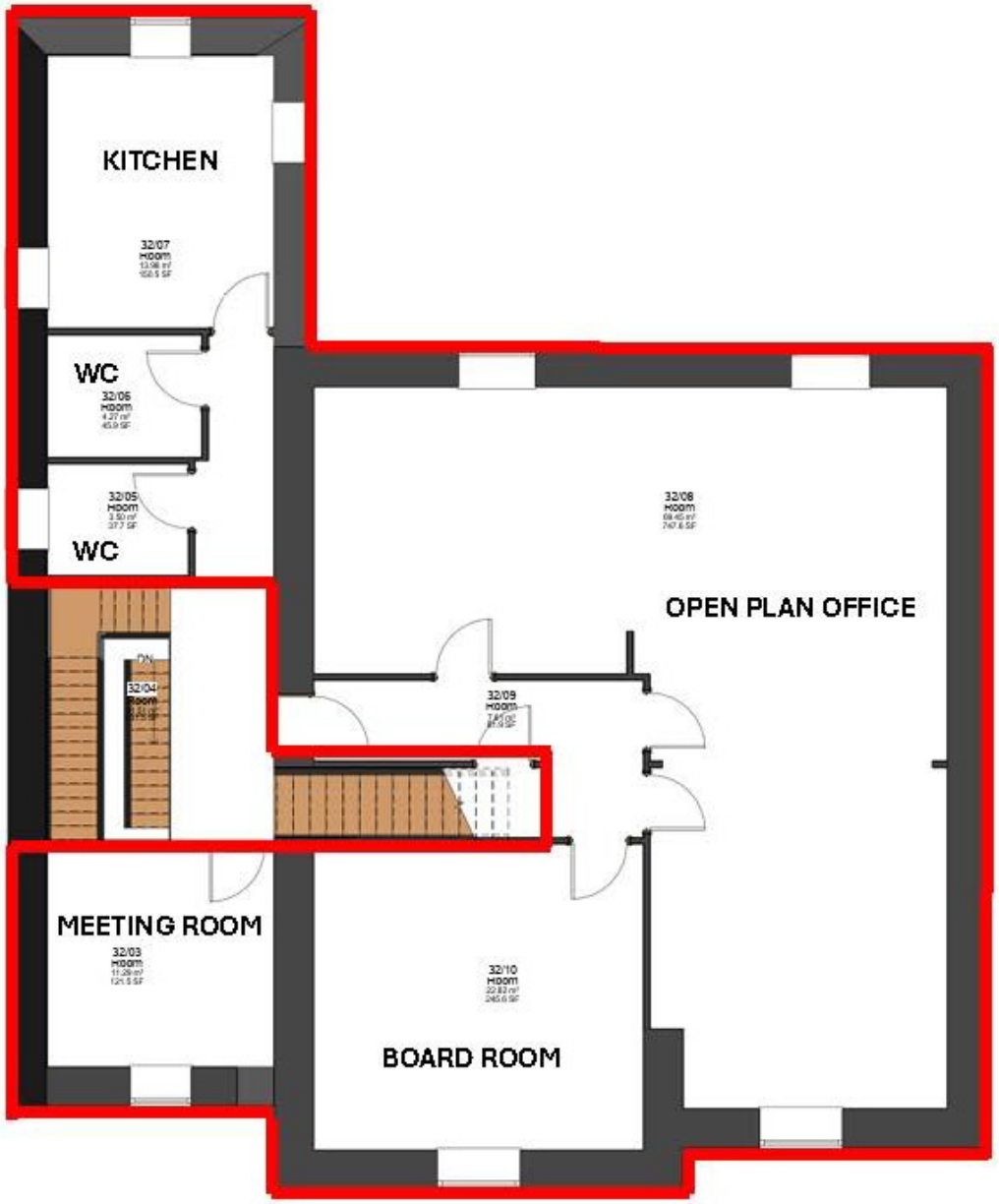
Our client is looking to assign their leasehold interest in the First Floor Suite. The lease terms are as follows, with further details available on request:

- Full Repairing and Insuring Lease subject to a Schedule of Condition
- Passing Rent - £27,000 per annum, excl. VAT
- Expiry Date - 4th April 2028

For any occupier seeking a lease term beyond the expiry date, the landlord is open to discuss a surrender of the current lease. The first and second floors together will be made available on the basis of a new lease.







Accommodation

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

AREA	SQ.M	SQ.FT
First Floor	114.41	1,232

Planning

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

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

Rent

The First Floor Suite is available at the passing rent of £27,000 per annum, exclusive of VAT.

Rateable Value

The Valuation Roll shows a Rateable Value of £21,750 effective from 1st April 2026.

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.

Service Charge

A service charge is payable in relation to the common areas. Further information available on request.

EPC

The property has an EPC rating of C (34).

VAT

VAT will be payable in addition to monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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.

Entry

On conclusion of legal missives.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

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t: 01224 597 532
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