Ryden

TO LET

PROMINENT WEST END OFFICE WITH DEDICATED PARKING

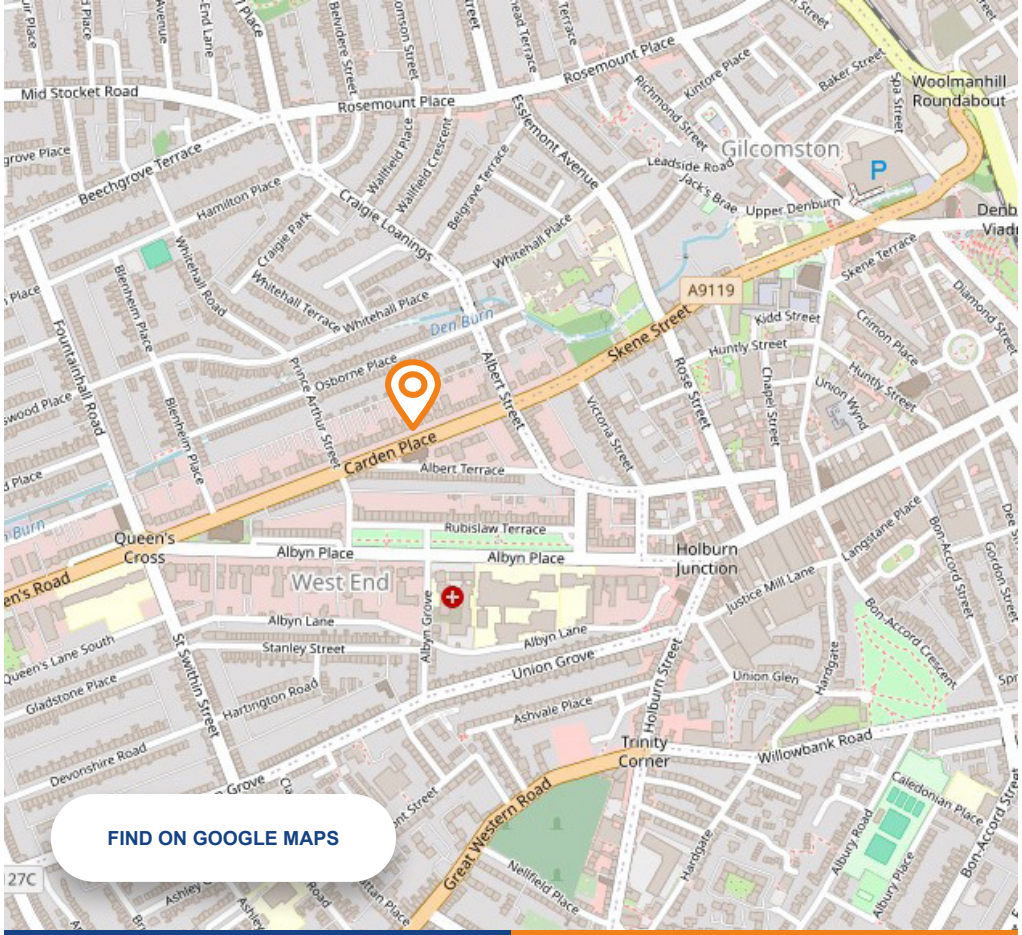
485.81 SQ M (5,229 SQ FT)



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17 CARDEN PLACE
ABERDEEN
AB10 1UR

- LOCATED IN THE CENTRE OF ABERDEEN'S PRIME WEST END OFFICE DISTRICT
- DEDICATED PARKING
- FLEXIBLE LEASE TERMS AVAILABLE



LOCATED LESS THAN A MILE FROM THE CITY CENTRE AND ALSO LESS THAN A MILE FROM THE CITY'S MAIN RING ROAD, ANDERSON DRIVE

LOCATION

17 Carden Place has a prominent south facing setting on a busy arterial route in the centre of Aberdeen's prime West End district.

It is located less than a mile from the city centre and also less than a mile from the city's main ring road, Anderson Drive (A92), providing easy access to all parts of the city.

Nearby occupiers include; Cognito at the Cross, Parx Cafe, Abrdn, Johnston Carmichael, The Albyn and No. 10.

DESCRIPTION

The building comprises a detached office building of granite construction under a pitched slated roof. Arranged over three floors and incorporating a modern two-storey extension to the rear, the property is in excellent condition throughout.

Internally, the office includes a mix of open plan and cellular accommodation finished to a high standard.

At first floor level there is one large open plan office suite contained within the original granite building.

At ground floor the property benefits from an impressive vestibule entrance including; reception area, boardroom and two further meeting rooms. To the rear the ground floor benefits from a large open plan suite, as well as toilets and tea prep facility.

At lower ground floor the property benefits from an open plan suite within the original building and a further open plan suite within the extension, with additional toilets, tea prep area and fully air conditioned comms room.

It should be noted that access can also be gained from the rear.

There are 18 car parking spaces to the rear, as well as a further 6 spaces to the front.

LEASE TERMS

The property is available on Full Repairing and Insuring terms.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following approximate areas:

DESCRIPTION	SQ M	SQ FT
LOWER GROUND	177.08	1,906
GROUND FLOOR	200.49	2,158
FIRST FLOOR	108.24	1,165
TOTAL	**458.81**	**5,229**

RENT

Upon application (flexible terms available).

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £90,500 effective from 1 April 2023.

EPC

The subject have an EPC Rating of C.

VAT

VAT may be payable on any monies due under the lease.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.











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PROMINENT WEST END OFFICE

485.81 SQ M (5,229 SQ FT)



17 CARDEN PLACE ABERDEEN AB10 1UR

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2024**