Ryden

TO LET

WEST END OFFICE BUILDING WITH PARKING

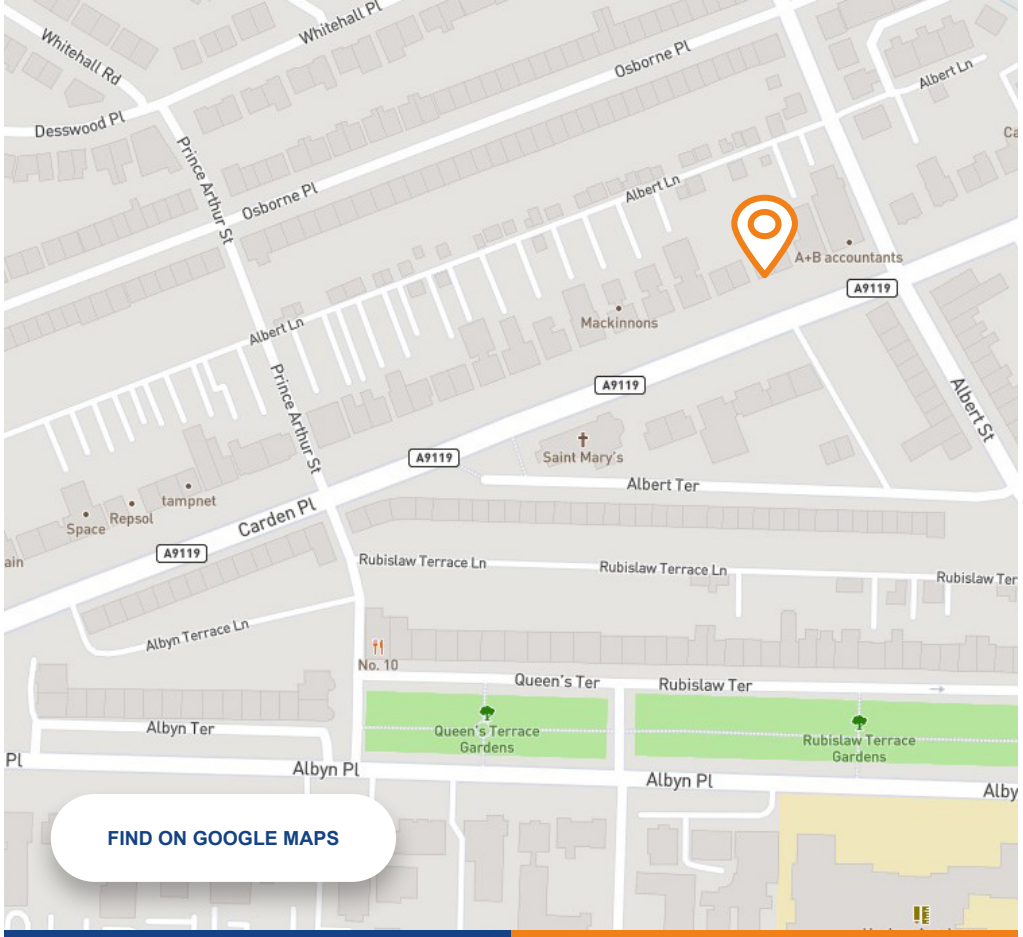
166.21 SQ M (1,789 SQ FT)



9 CARDEN PLACE
ABERDEEN
AB10 1UR

- LOCATED IN THE HEART OF ABERDEEN'S WEST END OFFICE DISTRICT
- UP TO 10 DESIGNATED CAR PARKING SPACES LOCATED TO THE REAR
- FLEXIBLE LEASE TERMS
- AVAILABLE IMMEDIATELY

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THE BUILDING IS SITUATED IN THE HEART OF ABERDEEN'S WEST END OFFICE DISTRICT, WHILST ONLY BEING A SHORT WALK FROM UNION STREET

LOCATION

The subjects are located on Carden Place, in close proximity to the junction intersection at Albert Street. The building is situated in the heart of Aberdeen's West End office district, whilst only being a short walk from Union Street - Aberdeen's principal retail thoroughfare and arterial traffic route. The property is just over 1km from Queen's Road / Anderson Drive junction. This is another of Aberdeen's main arterial routes through the city providing ease of access north and south via the A90.

Occupiers in close vicinity include; Mackinnons, OPEX Group, Graham & Sibbald, Brodies and Camserv.

DESCRIPTION

The subjects comprise a semi-detached granite building with a pitched, slated roof and timber sash and case windows. The property is arranged over the basement, ground and first floors. Internally, the premises benefit from a cellular layout, albeit many of the rooms are large and can occupy several people. At the basement level there is a large open plan room, tea prep, disabled toilet and office accommodation with a rear access door leading to the car park. Offices are located at ground floor level and first floor level with an additional single toilet at first floor also. The property benefits from a mix of Cat 2 and LED lighting and is heated by way of gas central heating.

CAR PARKING

The building benefits from up to 10 designated car parking spaces to the rear. Any ingoing occupier will also have the ability to claim two additional on-street parking permits available from Aberdeen City Council at an additional cost.

RENT

Upon application.

ACCOMMODATION

We have calculated the following approximate net internal area in accordance with the RICS Code of Measuring Practice (6th Edition):-

DESCRIPTION	SQ M	SQ FT
BASEMENT OFFICES	52.77	568
BASEMENT STORES	9.20	99
GROUND FLOOR	60.20	648
FIRST FLOOR	44.04	474
TOTAL	166.21	1,789

LEASE TERMS

Our client is willing to consider flexible lease terms on a Full Repairing and Insuring basis.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendations Report can be made available upon request.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value of £31,400 effective from 1 April 2023.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

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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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. **February 2025**