

TO LET / FOR SALE

78 CARDEN PLACE

ABERDEEN

AB10 1UL

**PROMINENT WEST END OFFICE
WITH 12 CAR PARKING SPACES
247.05 SQ M (2,659 SQ FT)**



78 CARDEN PLACE, ABERDEEN

LOCATION

The property is situated on the north side of Carden Place, in the heart of Aberdeen's West End office district, and benefits from a prominent profile overlooking Queen's Cross roundabout.

Neighbouring occupiers include **The Leeds Building Society**, **Archer Knight**, **Clydesdale Bank**, **Bank of Scotland** and **Queen's Cross Dental Practice**.

There is also great amenity in the area with **The Dutch Mill**, **Malmaison**, **Chester Hotel**, **Café Cognito** and **Co-op** all located nearby. Union Street, the city's principal thoroughfare, is also within a short walking distance.

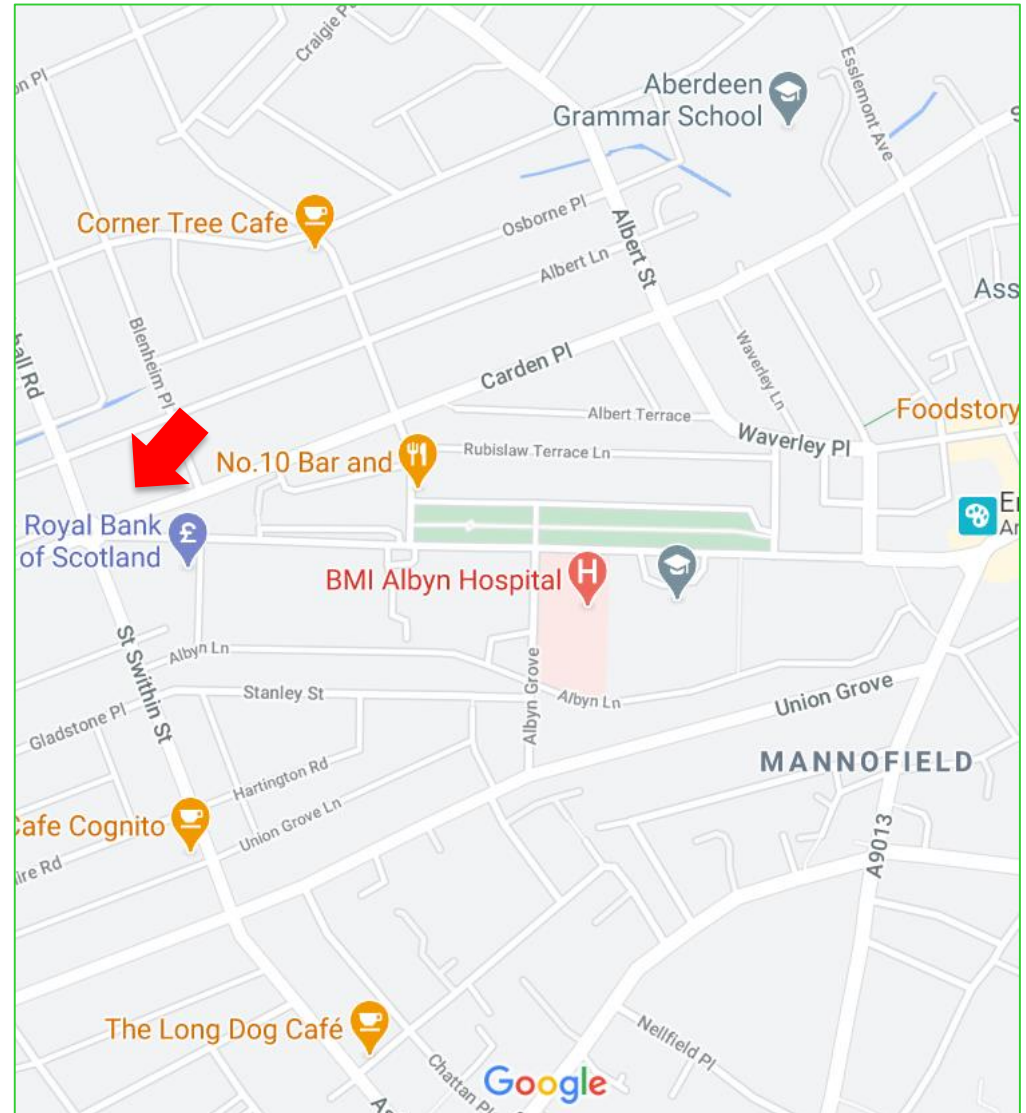
DESCRIPTION

The subjects comprise office accommodation over ground and lower ground floors with an attractive landscaped area to the front of the property.

The property is currently undergoing refurbishment to include repainting, new carpets and LED lighting throughout.

The majority of the accommodation on the ground floor is open plan, however, some demountable partitions have been retained to provide two meeting rooms or individual offices. The ground floor also benefits from a tea-prep area. The lower ground floor comprises open plan office accommodation along with male and female WCs, shower and comms room.

12 car parking spaces are provided in the private car park to the rear of the property, which is accessed from Albert Lane.



ACCOMMODATION

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

FLOOR	sq m	sq ft
Ground	135.47	1,458
Lower Ground	111.59	1,201
TOTAL	247.05	2,659

LEASE TERMS

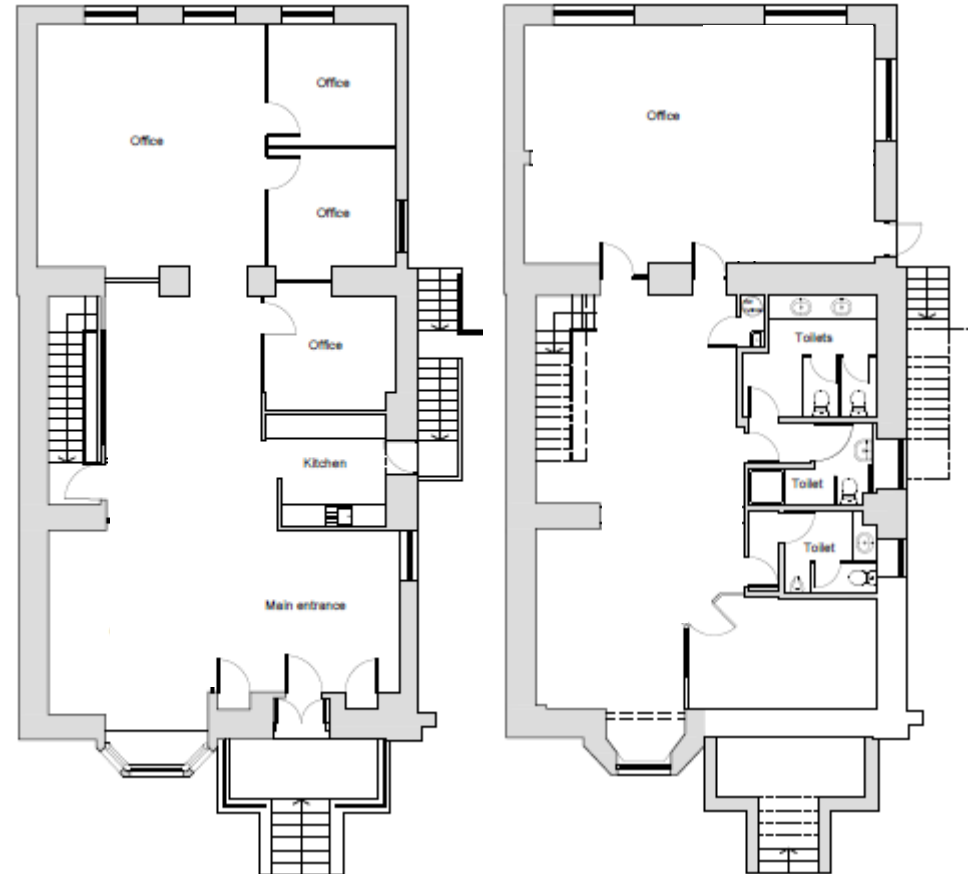
The property is available on Full Repairing and Insuring Terms for a negotiable period. Any medium to long term lease will incorporate upward only rent reviews at periodic intervals.

RENT

On application.

PRICE

Our client would also consider selling their heritable interest (Scottish equivalent of English Freehold) and offers are invited.



Ground Floor – Indicative Layout

Lower Ground Floor – Indicative Layout

RATEABLE VALUE

£67,500, effective 1 April 2017.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C 39.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable

VIEWINGS & FURTHER INFORMATION

For further information and viewing arrangements please contact the marketing agents.



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