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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

PROMINENT WEST END OFFICE WITH DEDICATED PARKING



**17 CARDEN PLACE
ABERDEEN
AB10 1UR**

Viewing strictly by appointment with the joint letting agents.

Floor Area:
485.81 sq. m (5,229 sq. ft.)

Contact:

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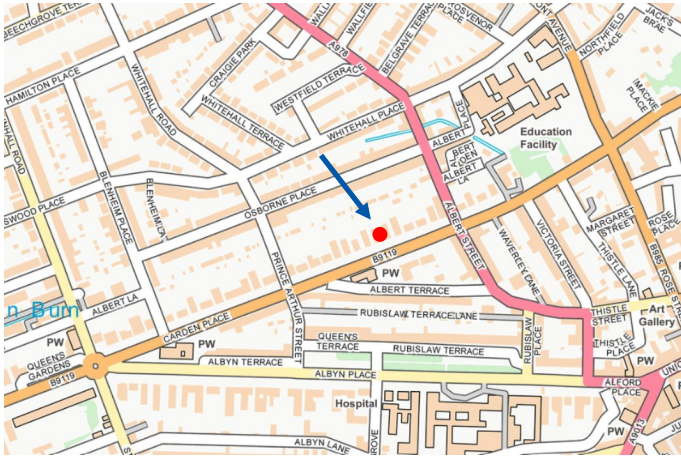
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



The approximate location is shown on the above map.

Location:

17 Carden Place has a prominent south facing setting on a busy arterial route in the centre of Aberdeen’s prime West End office 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 café, Abdrn, Johnston Carmichael, The Albyn & 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 office 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.

Rent:

Upon application (flexible terms available).

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	200.49	2,158
First	108.24	1,165
Total:	458.81	5,229

Rateable Value:

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

VAT:

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

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of: C

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:

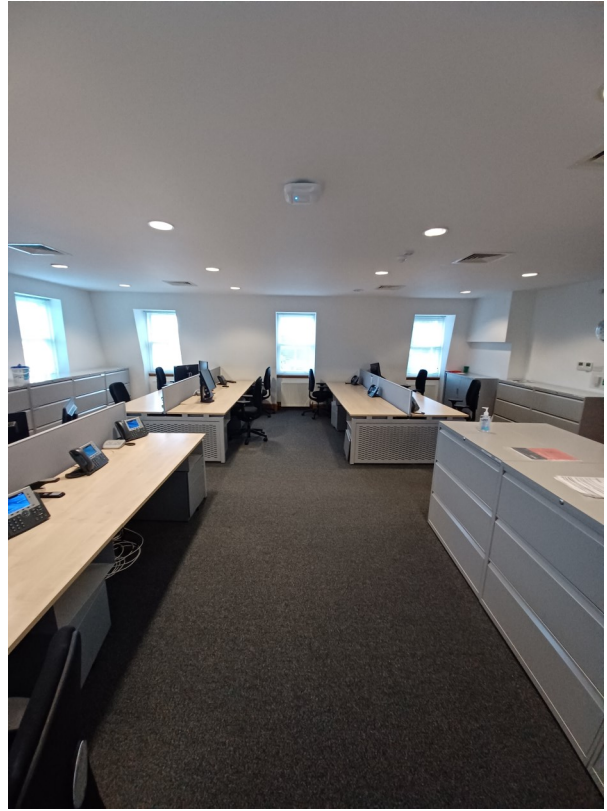
By arrangement with the sole letting agents, to whom all offers should be submitted in Scottish legal form.

Contact:

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Further photos:



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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 identifying 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.