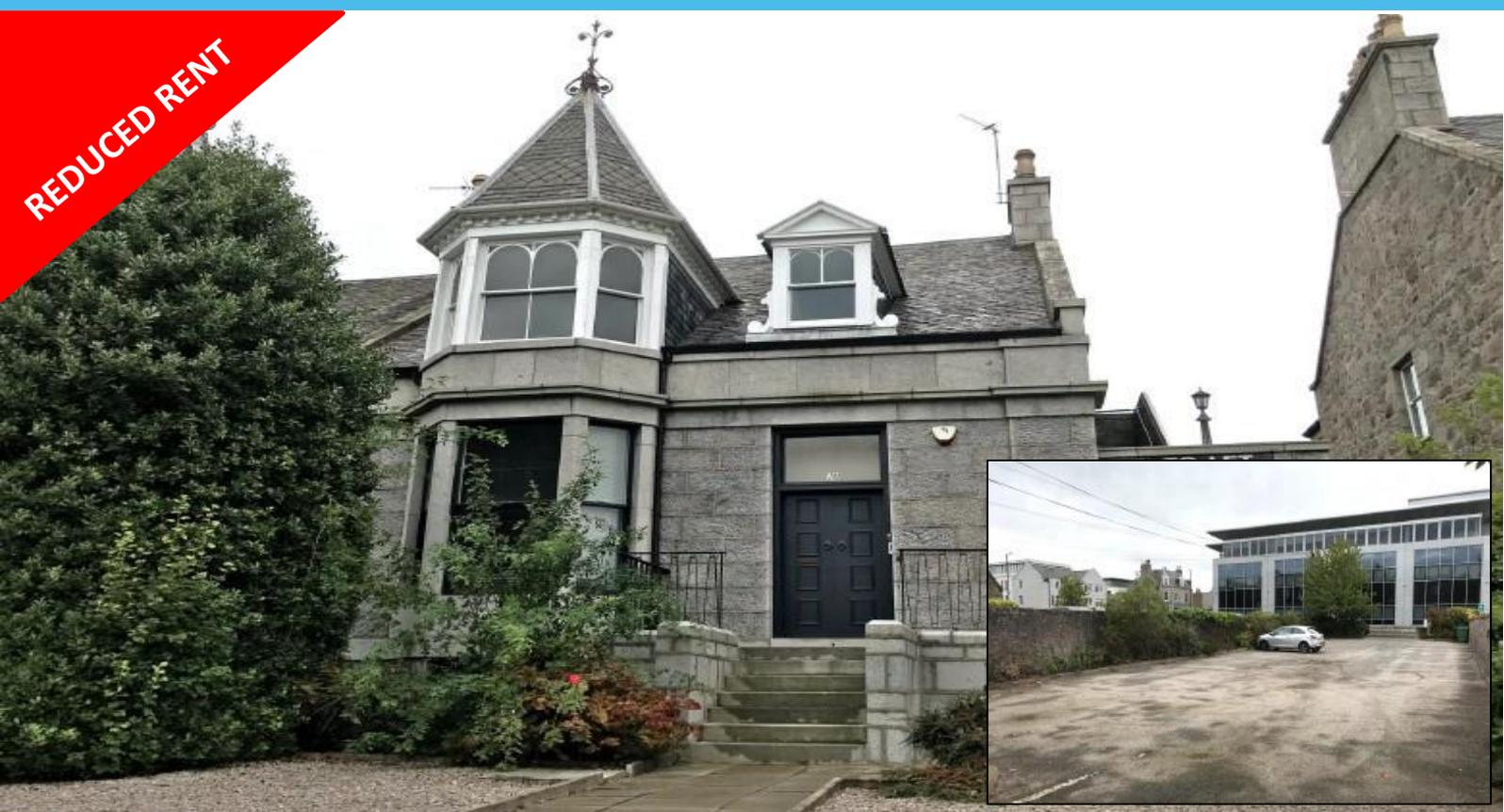


Ryden.co.uk
01224 588866

25 Albyn Place, Aberdeen, AB10 1YL

TO LET/FOR SALE
PROMINENT WEST END OFFICE WITH 12 PARKING
SPACES

REDUCED RENT



78 CARDEN PLACE
ABERDEEN
AB10 1UL

Viewing strictly by appointment
with the joint letting agents.

Floor Area:
247.05 sq m (2,659 sq ft)

Contact:
Arron Finnie
Craig Maciver

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01224 588866

Email:
arron.finnie@ryden.co.uk
craig.maciver@ryden.co.uk

Edinburgh
0131 225 6612

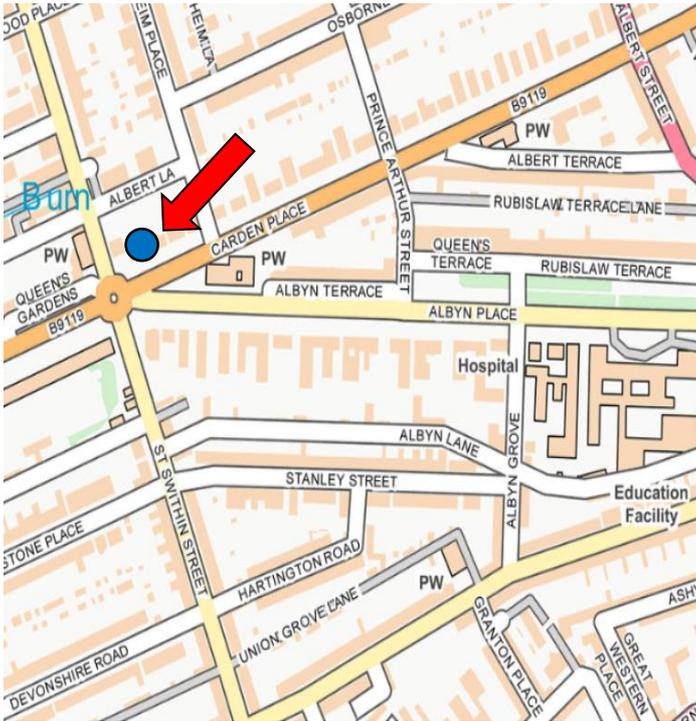
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



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 re-painting, 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:

Description	Sq m	Sq ft
Ground:	135.47	1,458
Lower Ground Floor:	111.59	1,201
Total:	247.05	2,659

Energy Performance Certificate (EPC):

The property has an EPC rating of C39.

A copy of the EPC and Recommendations Report is available upon request.

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:

£30,000 per annum, exclusive of VAT.

Price:

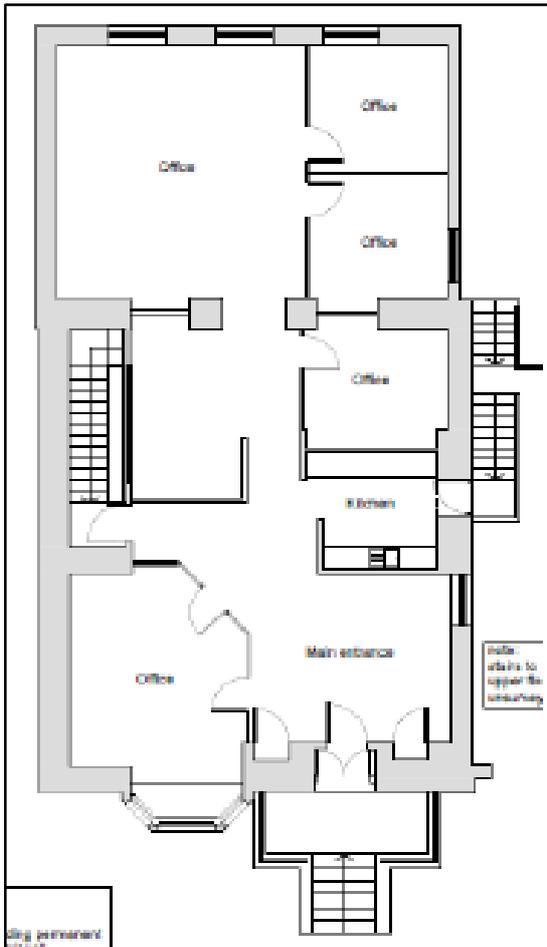
Our client would also consider selling their heritable interest (Scottish equivalent of English Freehold) and offers are invited.

Rateable Value:

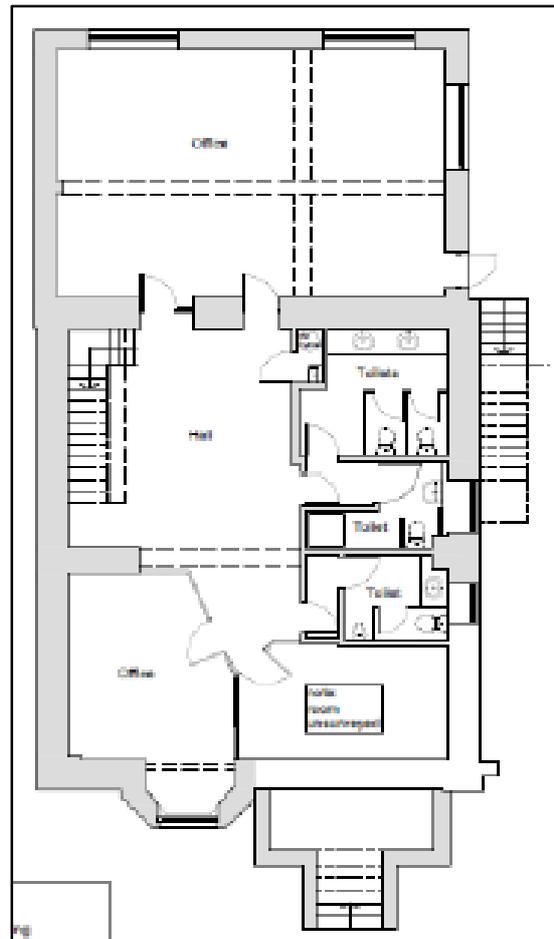
£67,500, effective 1 April 2017.

VAT:

All figures quoted are exclusive of VAT.



Ground Floor - Indicative Layout



First Floor - Indicative Layout

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:

To arrange a viewing or for further information, please contact:



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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.

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 inspection 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 whatever in relation to this property.