

TO LET

CARDEN CHURCH

6 CARDEN PLACE
ABERDEEN, AB10 1UR

PRESTIGIOUS WEST END OFFICE PREMISES
WITH EXCELLENT PARKING PROVISION

1,380.28 SQ M (14,857 SQ FT)



Location

The subjects are located on Carden Place in the heart of Aberdeen's West End office district. The property is prominently located at the junction with Albert Street within walking distance to Albyn Place and Queen's Road, where many of Aberdeen's professional services firms are located including **BOS, Stronachs** and **Simmons & Company**. The premises is only 600 metres walk to Union Street, Aberdeen's main commercial thoroughfare, where office developments such as **The Capitol, The Silver Fin Building, Meridian** and **Union Plaza** are also situated with occupiers including **PwC, Barclays, Chrysaor** and **Deloitte**.

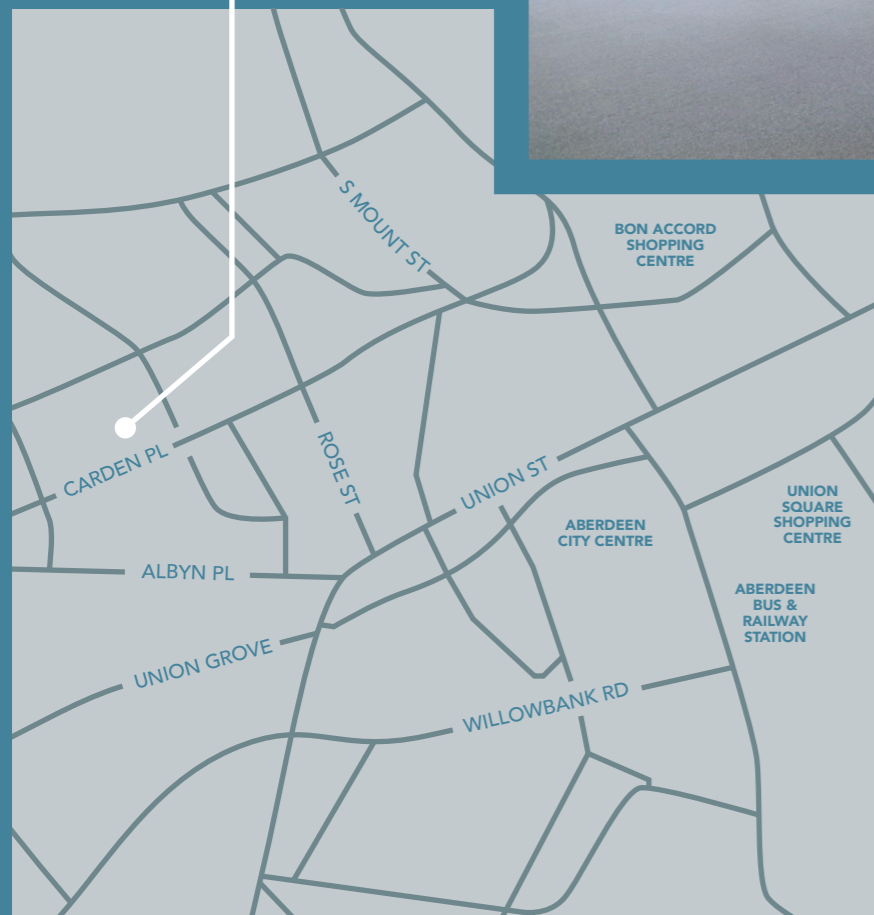
The subjects are also situated close to several amenities such as **Cognito at the Cross** and **No.10 Bar & Restaurant** as well as hotel amenities at **Malmaison, The Chester** and **Radisson Park Inn**.

The property lies approximately one mile east of the A90 Anderson Drive, Aberdeen's main arterial route through the city, providing excellent transport links north towards Aberdeen Airport and south to Stonehaven and beyond. The subjects also lie one mile west of Aberdeen's rail and bus station providing ease of access to public transport.



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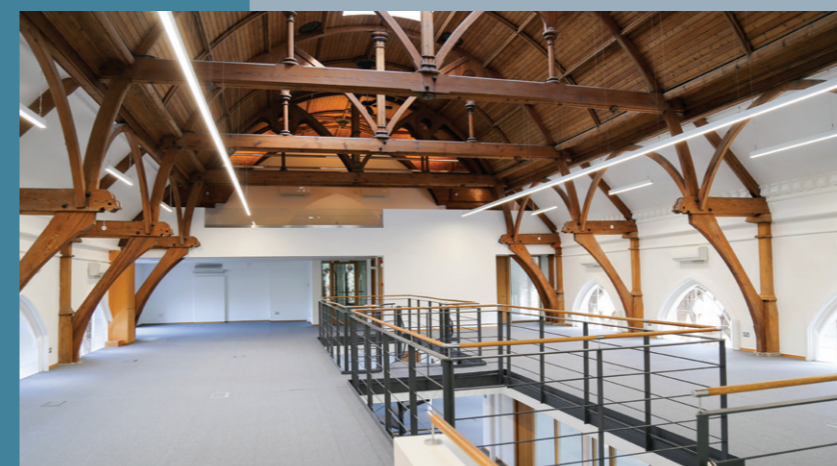
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Description

The subjects comprise converted offices arranged over four floors within the Category B listed, detached former Church premises known as Carden-Melville Church. The building is of traditional granite and slate construction with an impressive spire being the main feature.

Internally, the floors are connected via a spiral staircase. The floor plates are predominantly open plan with some demountable partitioning on the first floor to create boardroom and meeting room space.



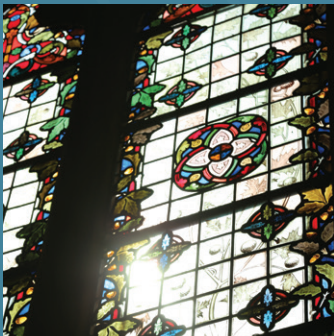
The subjects also benefit from tea prep facilities on each floor.

The lower ground floor, with an entrance on Albert Street, is self-contained and available to lease separately. There are also smaller suites available at the rear of the ground and lower ground floors which also benefit from a self-contained entrance.

Externally, the subjects benefit from car parking to the front and to the rear accessed off Albert Lane. There are 21 car parking spaces in total.

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Lease Terms

The property is available on IRI terms for a negotiable lease duration. Any medium to long term lease will incorporate upward only rent reviews at periodic intervals.

Rent

Upon application.

Rateable Value

The subjects are currently entered in the valuation roll with a cumulative rateable value of £258,500, effective from 1st April 2017. An incoming occupier will have the opportunity to appeal the Rateable Value.

Service Charge

If the building is multi let, there will be a service charge payable for the upkeep, repair and maintenance of the common parts of the building. Full details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs with any incoming occupier being liable for LBTT and Registration Dues, if applicable.

Energy Performance Certificate (EPC)

Full documentation is available on request.

Further Information

Further information available from the joint agents.

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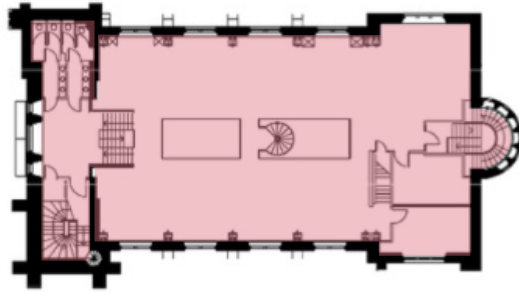
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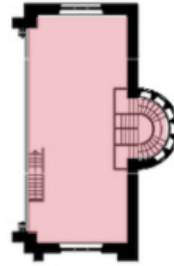
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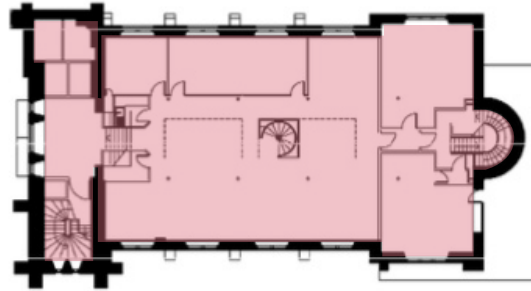
Second Floor



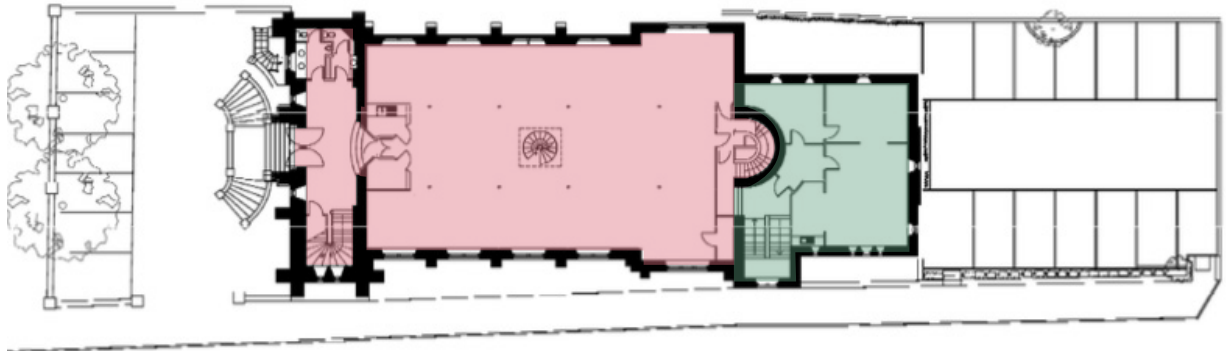
Mezzanine



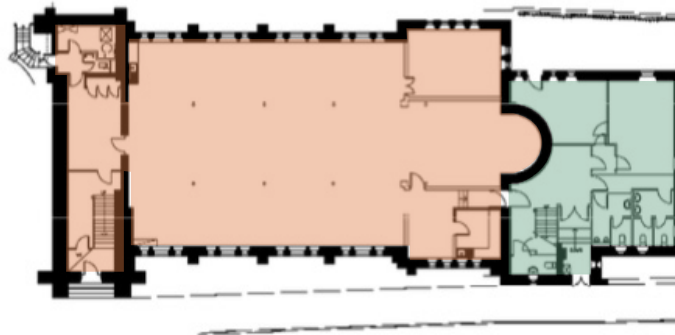
First Floor



Ground Floor



Lower Ground Floor



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Available Accommodation

The following net internal floor areas apply:

FLOOR	AREA SQ M	AREA SQ FT
Lower Ground	319.50 sq m	3,439 sq ft
Lower Ground Rear	40.57 sq m	437 sq ft
Lower Ground Total	360.07 sq m	3,876 sq ft
Ground Floor	288.16 sq m	3,102 sq ft
Ground Floor Rear	104.05 sq m	1,120 sq ft
Ground Floor Total	392.20 sq m	4,222 sq ft
First Floor	282.89 sq m	3,039 sq ft
Second Floor	272.46 sq m	2,933 sq ft
Second Floor Mezzanine	73.26 sq m	789 sq ft
Second Floor Total	345.72 sq m	3,721 sq ft
TOTAL	1,380.28 SQ M	14,857 SQ FT

Further Information

Further information available from the joint agents.

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