

TO LET

CARDEN CHURCH

6 CARDEN PLACE
ABERDEEN, AB10 1UR

PRESTIGIOUS WEST END OFFICE PREMISES

40.57 - 319.50 SQ M (437 - 3,439 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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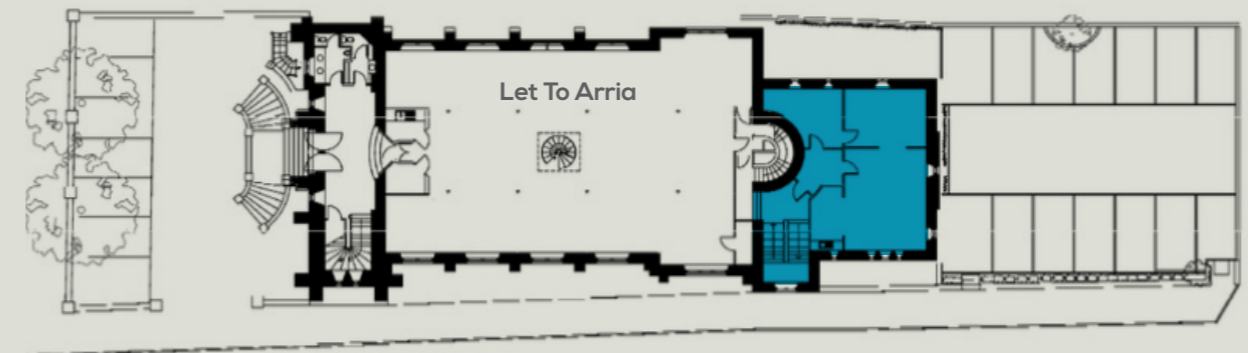
Description

The subjects comprise converted offices 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.

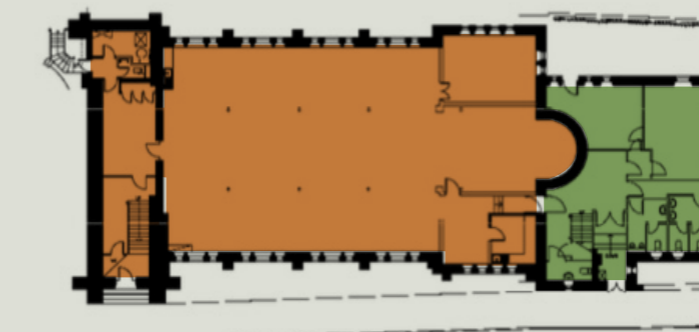
The lower ground floor, with an entrance on Albert Street, is self-contained. It is predominantly open plan with two meeting rooms and benefits from ample natural light from stunning feature windows. There is also a demised tea prep area. There are smaller suites available at the rear of the lower ground and ground floor which also benefit from a self-contained entrance.

The remaining accommodation benefits from 5 car parking spaces to the rear of the building, which are accessed via Albert Lane.

Ground Floor



Lower Ground Floor

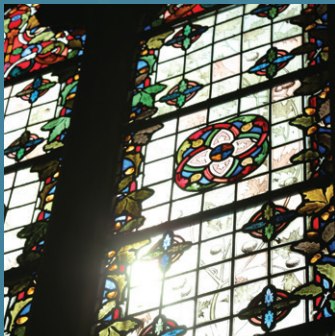


Accommodation

Floor	SQ M	SQ FT
Ground	104.05	1,120
Lower Ground	319.50	3,439
Lower Ground Rear	40.57	437
TOTAL	464.12	4,996

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Lease Terms

The property is available on FRI 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 lower ground floor is currently listed as a separate entry with a Rateable Value of £67,500, effective from 1 April 2017. The rear accommodation will have to re-assessed upon occupation. An incoming occupier will have the opportunity to appeal the Rateable Value.

Further Information

Further information is available from the joint agents.

Service Charge

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.

CBRE

01224 219 000

Amy Tyler
07481 825 461
amy.tyler@cbre.com

Derren McRae
07515 069 600
derren.mcrae@cbre.com

www.cbre.co.uk

Ryden

01224 588 866

Arron Finnie
07880 716 900
arron.finnie@ryden.co.uk

Thomas Codona
07570 382544
thomas.codona@ryden.co.uk

www.ryden.co.uk

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