

Ryden

TO LET

PROMINENT WEST END OFFICE
WITH DEDICATED PARKING
89.4 SQ M (962 SQ FT)



72 GARDEN PLACE
ABERDEEN
AB10 1UL

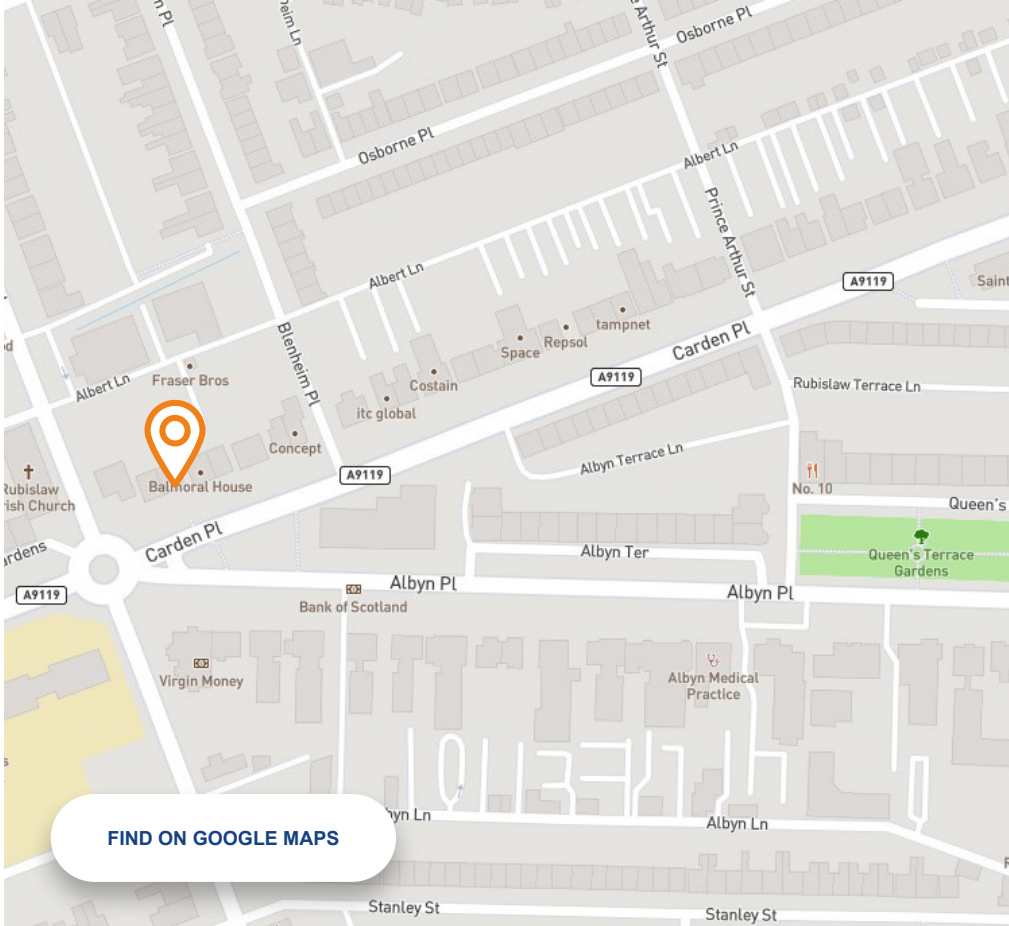
LOCATED WITHIN
ABERDEEN'S PRIME
WEST END DISTRICT

EXCELLENT CONDITION
THROUGHOUT

5 PARKING SPACES TO THE
REAR

AVAILABLE IMMEDIATELY

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LOCATION

72 Carden Place has a prominent south facing setting on a busy arterial route in the centre of Aberdeen's prime West End 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; Shepperd & Wedderburn, Johnston Carmichael, Gilson Gray, Activ Payroll and Cognito at the Cross.

DESCRIPTION

The building comprises a semi-detached office building of granite construction under a pitched slated roof. Arranged over four floors the available space is located on the ground and lower ground. The property is in excellent condition throughout. At ground floor the property benefits from a vestibule entrance with secure internal entry door and includes; reception area, boardroom and two smaller offices. At the lower ground floor the property benefits from 3 further offices/meeting rooms with toilet provision and kitchen area. It should be noted that access can also be gained from the rear.

There are 5 car parking spaces to the rear.

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 FLOOR	31.9	343
GROUND FLOOR	57.5	619
TOTAL	89.4	962

RENT

Upon application.

LEASE TERMS

Our client is seeking to sub-lease their leasehold interest in the premises which runs until August 2027.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D. A copy of the Certificate and Recommendations Report can be made available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £14,500 effective from 1 April 2023.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax (LBTT), recording dues and VAT as applicable.

THE PROPERTY IS LOCATED IN THE CENTRE OF ABERDEEN'S PRIME WEST END DISTRICT





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AB10 1UL**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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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 what ever in relation to this property. **April 2025**

