

Ryden

FOR SALE

WEST END OFFICE BUILDING
WITH DESIGNATED PARKING
SPACES



**22 CARDEN PLACE
ABERDEEN
AB10 1UQ**

**SITUATED ON THE NORTH
SIDE OF CARDEN PLACE**

**IN THE HEART OF
ABERDEEN'S WEST END
OFFICE DISTRICT**

11 CAR PARKING SPACES

210.52 SQ M (2,267 SQ FT)

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The property is situated on the North side of Carden Place, in the heart of Aberdeen's West End office district.

Neighbouring occupiers include; DNO, Aberdeen Standard Investments, Graham & Sibbald, Opex and Quantum claims.

There is also great amenity in the area with No10 Brasserie, Parx café, Cognito at The Cross 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 the lower ground, ground and first floors.

Internally, the lower ground floor offers a mix of open plan and cellular accommodation set out as office space, canteen and storage rooms. The ground floor has been refurbished to a high standard and comprises two good sized rooms currently used as meeting space. The first floor offers open plan office accommodation and benefits from a good level of natural light.

The lower ground and ground floors benefit from tea-prep areas alongside unisex WCs. A disabled WC is located on the ground floor.

There is cat. 2 lighting, carpet tiled flooring, double glazed timber windows and painted plaster walls throughout.

Further former access points are located along the main road frontage.

CAR PARKING

11 car parking spaces are provided in the private car park to the rear of the property, which is accessed from Albert Lane.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC and Recommendation Report can be provided upon request.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice 6th edition on a net internal basis (NIA) and extend to the following approximate areas:

| DESCRIPTION | SQ M | SQ FT |
|--------------------|---------------|--------------|
| GROUND FLOOR | 80.44 | 866 |
| LOWER GROUND FLOOR | 68.35 | 736 |
| FIRST FLOOR | 61.74 | 665 |
| TOTAL | 210.53 | 2,267 |

PRICE

Our client is inviting offers for the sale of their heritable interest in the property.

The property is to be offered by way of online auction with BidX1 on **27th June 2024**. Details of the auction including links to the legal pack and registration can be found at www.bidx1.com

RATEABLE VALUE

We can confirm that the subjects are entered in the Valuation Roll with a Rateable Value effective from 1 April 2023 of:

RV = £38,750

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.



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GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents.

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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. **May 2024**

