

To Let

Office / Class 4 —
Business

5 Carden Terrace,
Aberdeen,
AB10 1US

- Well-presented office suite
- Located in the heart of Aberdeen's prestigious West End office district
- Dedicated on-site car parking (3 spaces)
- Rent: £25,000 per annum

142.03 SQM
(1,529 SQ FT)




Property Details

LOCATION

Carden Terrace is a well-established and prominently positioned street within one of Aberdeen’s most attractive West End office and residential areas.

The location benefits from a wide range of nearby amenities including cafés, restaurants, and professional services, with excellent public transport links close at hand.

 [Map Link](#)

DESCRIPTION

5 Carden Terrace comprises a traditional semi-detached granite and slate building arranged over ground and first floors, providing well-presented office accommodation throughout.

The property retains a number of attractive period features, including ornate corncicing, high ceilings, and large sash windows which allow excellent levels of natural light.

The accommodation provides a mix of cellular and open-plan offices and meeting rooms, suitable for a variety of occupier requirements.

A 3-space car park is located to the front of the building, with additional on-street parking available nearby.

 [Digital Tour](#)



ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	84.30 sqm	(907 sq ft)
Upper Floor	572.72 sqm	(621 sq ft)
Total	142.03 sqm	(1,529 sq ft)

SERVICES

The property is connected to mains electricity, gas, water, and drainage.

Background heating is provided via steel-pressed radiators.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £22,000*

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

RENT

£25,000 per annum, on Full Repairing and Insuring lease terms. Approximate insurance costs are available on request.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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