

TO LET

56 CARDEN PLACE

ABERDEEN | AB10 1UP

OFFICE
PREMISES

Popular
West End
Location

FLOOR
AREA
636.30 sqm
(6,849 sqft)

18 Car
Parking
Spaces

Detached
Flagship
Property

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The property comprises a flagship detached west-end property with a modern extension to the rear. The traditional building to the front is of granite and slate construction incorporating dormer projections. The floors within have been opened up to offer open plan accommodation to complement the modern 3 storey extension to the rear of the property.

The property will be fully refurbished ahead of occupation. Depending on timing, Prospective occupiers will have the opportunity to influence specification and finishes.

CAR PARKING

Car parking is to the rear of the property and offers 18 spaces (ratio 1:380 sq.ft). Access off Carden Place is also available for drop off at the front door of the main building.

FEATURES INCLUDE

- Multiple access points to the building
- Generous natural daylight
- Air-conditioning throughout
- Raised access flooring
- Cat A+ fit-out in place offering a range of open plan and meeting room space
- DDA compliant
- Passenger lift to all floors
- WC's and shower facilities

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Reception

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PROPOSED LAYOUT | CGI FOR ILLUSTRATIVE PURPOSES

LOCATION

The property is located on Carden Place within the heart of Aberdeen's Prime West End Office District and a short distance from Queen's Cross roundabout. By virtue of its location the building benefits from excellent transport links including immediate access to the main road infrastructure serving the City.

The surrounding area accommodates a variety of occupiers from the energy, finance and professional sectors. Commercial occupiers within the vicinity include Virgin Money, Royal Bank of Scotland, Space Solutions, Hampton, Quantum Claims and Thorpe Molloy. There is also a vast array of local amenities close by.

[VIEW ON GOOGLE MAPS](#)

56 CARDEN PLACE

ABERDEIN
CONSIDINE

ETZ

TREEHOUSE CAFE

SPACE
SOLUTIONS

No.10 BAR &
RESTAURANT

CARDEN PLACE

STUDIOBE
BOUTIQUE GYM

MHA

MEARNS
& GILL

BIG
PARTNERSHIP

HUB NORTH
SCOTLAND

PIPER
SANDLER LTD

PARX CAFE

ALBYN PLACE

SHEPHERD & WEDDERBURN

AZETS

BANK OF SCOTLAND

ROYAL BANK OF SCOTLAND

VIRGIN MONEY

COGNITO

GENESIS
ENERGIES

STRONACHS

JOHNSTON CARMICHEAL

56 CARDEN PLACE

FLOOR AREAS

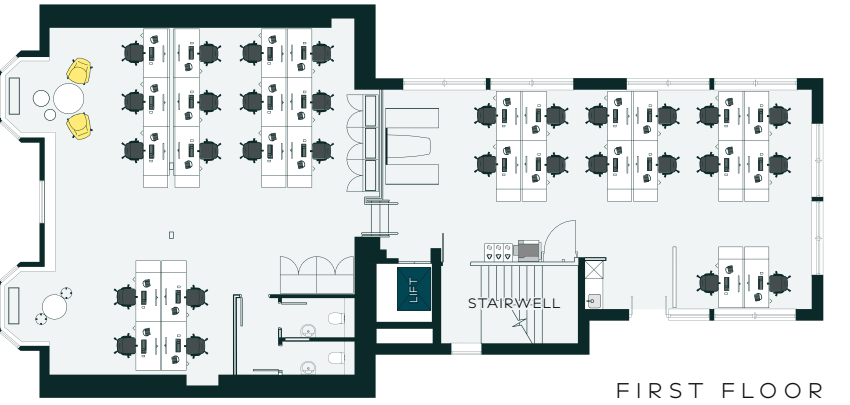
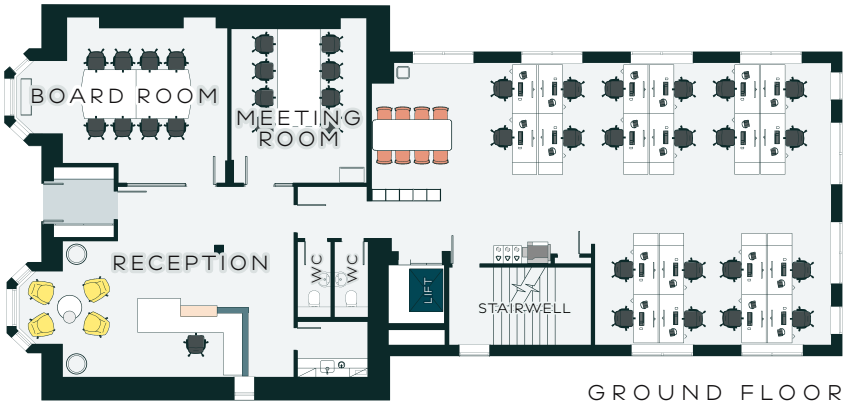
	m ²	ft ²
LOWER GROUND FLOOR	204.74	2,204
GROUND FLOOR	277.53	2,449
FIRST FLOOR	204.02	2,196
TOTAL	636.30	6,849

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

LEGAL COST

Each party will be responsible for their own legal costs incurred.

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RENT

On application

ENTRY

The property is available from Q1 2026

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £116,000.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Copy available on request.

VAT

All prices quoted are exclusive of VAT.



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