TO LET

56 CARDEN PLACE

ABERDEEN | AB10 1UP

OFFICE PREMISES

Popular West End Location

FLOOR AREA
656.25 sqm
(7,063 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 1:392 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





TO LET | OFFICE PREMISES

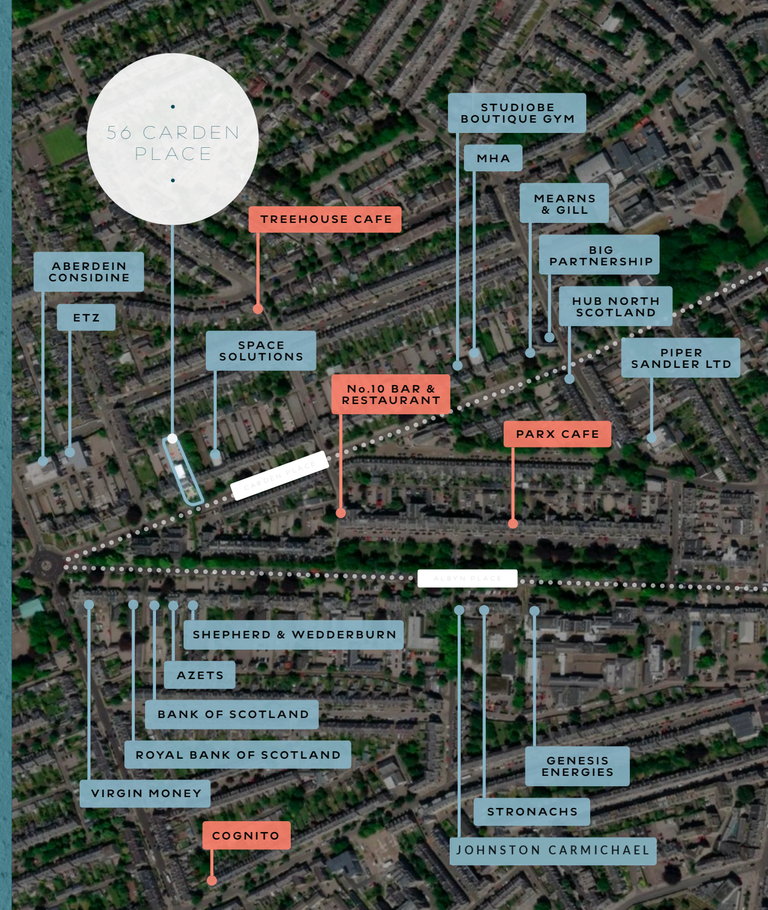
PROPOSED LAYOUT | CGI FOR ILLUSTRATIVE PURPOSES

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

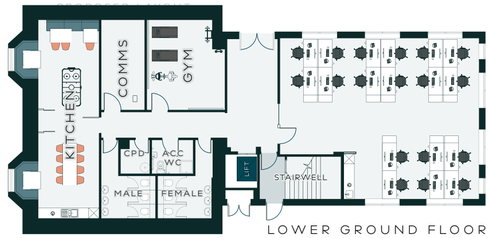
FLOOR AREAS

	m²	ft²
LOWER GROUND FLOOR	206.52	2,223
GROUND FLOOR	234.16	2,520
FIRST FLOOR	245.57	2,320
TOTAL	656.25	7,063

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

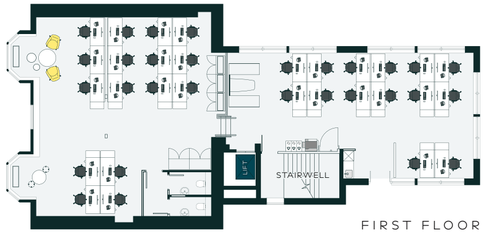
Each party will be responsible for their own legal costs incurred.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



PROPOSED LAYOUT | CGI FOR ILLUSTRATIVE PURPOSES

RENT

On application

ENTRY

The property is available from Q1 2026

EPC

Copy available on request.

VAT

All prices quoted are exclusive of VAT.

RATEABLE VALUE

The Rateable Value effective from 1 April 2026 is £105,000.

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



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