



FG Burnett

To Let

56 Carden Place

Aberdeen, AB10 1UP

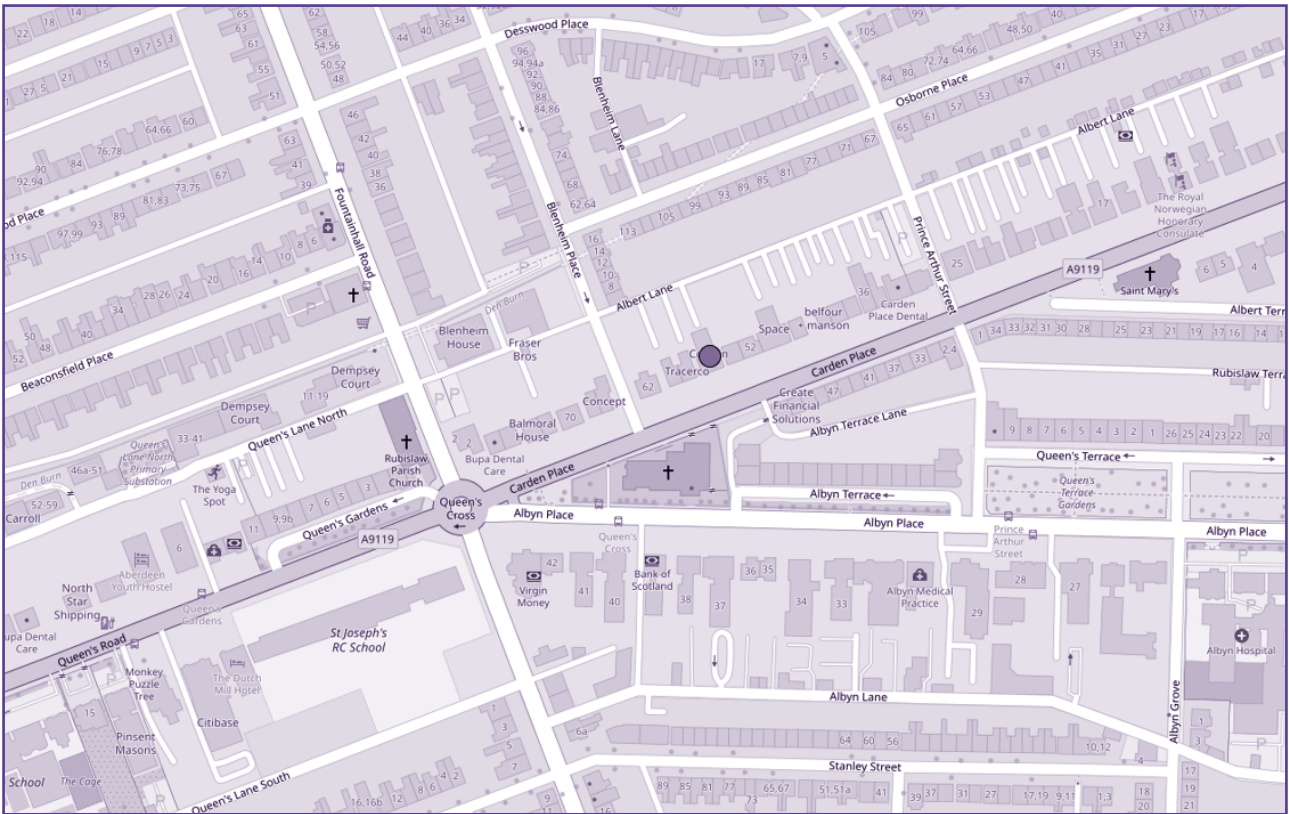
204.02 - 636.30 sq.m | 2,196 - 6,849 sq.ft

- Substantial West End Office Building
- With Generous Car Parking

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All enquiries:
01224 572 661

fgburnett.co.uk



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 sector. Commercial occupiers within the vicinity include Virgin Money, Royal Bank of Scotland, Space, Hampton, Quantum Claims and Thorpe Molloy. There is also a vast array of local amenities close by.

Description

The property comprises a flagship west-end property over 3 storeys. The traditional building to the front is of granite pointed stone work under a roof clad in slate and feature 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.

Features include:-

- Multiple access points to the building
- Generous natural daylight
- Air-conditioning throughout
- Raised access flooring
- Tenant's 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

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.

Floor Area

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

Lower Ground Floor	204.74 sq.m	2,204 sq.ft
Ground Floor	227.53 sq.m	2,449 sq.ft
First Floor	204.02 sq.m	2,196 sq.ft
Total	636.29 sq.m	6,849 sq.ft

Rent

On application.

Rateable Value

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

Rates Details

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.

Legal Costs

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

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

The property is available from October 2025.





Viewings & Offers

All offers should be submitted in writing to the joint agents.



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