

TO LET

Entirely rebuilt, highly  
specified, prime West End  
office with parking

# 70 Carden Place

ABERDEEN / AB10 1UL

EPC 'A'

Full reconstruction, with  
complete renewal of all services

Prominent West End location

Negotiable lease terms

645.82 sq.m (7,059 sq.ft)



# 70 Carden Place

## LOCATION

Aberdeen is Scotland's third largest city and is widely considered to be the Energy Capital of Europe. The city is the administrative hub for the North East of Scotland, home to a population of 220,000 people with a further 500,000 people in the surrounding catchment.

70 Carden Place is situated in the heart of Aberdeen's prime West End office district, occupying a prominent position to the North side of Carden Place, in close proximity to Queen's Cross roundabout.

Aberdeen's main commercial thoroughfare, Union Street is less than half a mile East, with the city's main arterial route, Anderson Drive a similar distance to the West. This ensures vast provision of local amenity and also easy access to the wider trunk road network serving the North East region, and beyond.

Occupiers in the immediate vicinity include Royal Bank of Scotland, Bank of Scotland, Shepherd and Wedderburn, Stronachs Solicitors, AZETS, Gilson Gray, ETZ Limited, Cognito on The Cross, No.10 Bar and Restaurant, The Dutch Mill Hotel and the Co-op.

### Key

1. **70 Carden Place**
2. **Blenheim House**  
Aberdein Considine  
JW Holdings Limited
3. **Blenheim Gate**  
ETZ Limited  
Gilson Gray  
Activpayroll Limited
4. **37 Albyn Place**  
AZETS  
Shepherd & Wedderburn  
Savills  
RockRose Energy
5. **Royal Bank of Scotland**
6. **Bank of Scotland**
7. **Johnston Carmichael**
8. **The Silver Fin Building**  
Shell  
NEO Energy  
Deloitte
9. **The Capitol**  
PWC  
Kellas Midstream  
Xodus Group  
Orega Serviced Offices  
Ryden LLP
10. **Parx Cafe**
11. **Amuse**
12. **No 10 Bar and Restaurant**
13. **Cognito at the Cross**
14. **Co-op**





# 70 Carden Place

## ACCOMMODATION

**70 Carden Place is a substantial, detached granite and slate villa which is arranged over lower ground, ground and first floors, and sits in a prominent plot extending to 0.137 hectares (0.338 acres) . There is a rear car park, accessed from Albert Lane, in which there are 13 car parking spaces.**

The property is being comprehensively rebuilt and refitted following fire damage, and will provide exceptionally high quality, 'best in class' office accommodation. The building is to be predominately open plan in nature, albeit there are a number of meeting rooms which will be created by way of demountable partitioning systems.

There is a large two storey rear extension which accommodates an 8 person passenger lift, male and female toilets at each floor, showers, balcony/terrace areas, and a newly constructed stairwell, which provides access to the rear car park.



# 70 Carden Place

## SPECIFICATION

**The building will be of a high quality specification throughout, including;**

Air conditioning via a new VRV 3-Pipe heat recovery system

Completely renewed electrical and plumbing systems

Predominately open plan configuration, with meeting rooms

Cat 6 UTP structured cabling network

Fibre connection for future tenant fit out

LED luminaries with high frequency control gear

5 person passenger lift, serving all floors

Male, female and accessible toilets

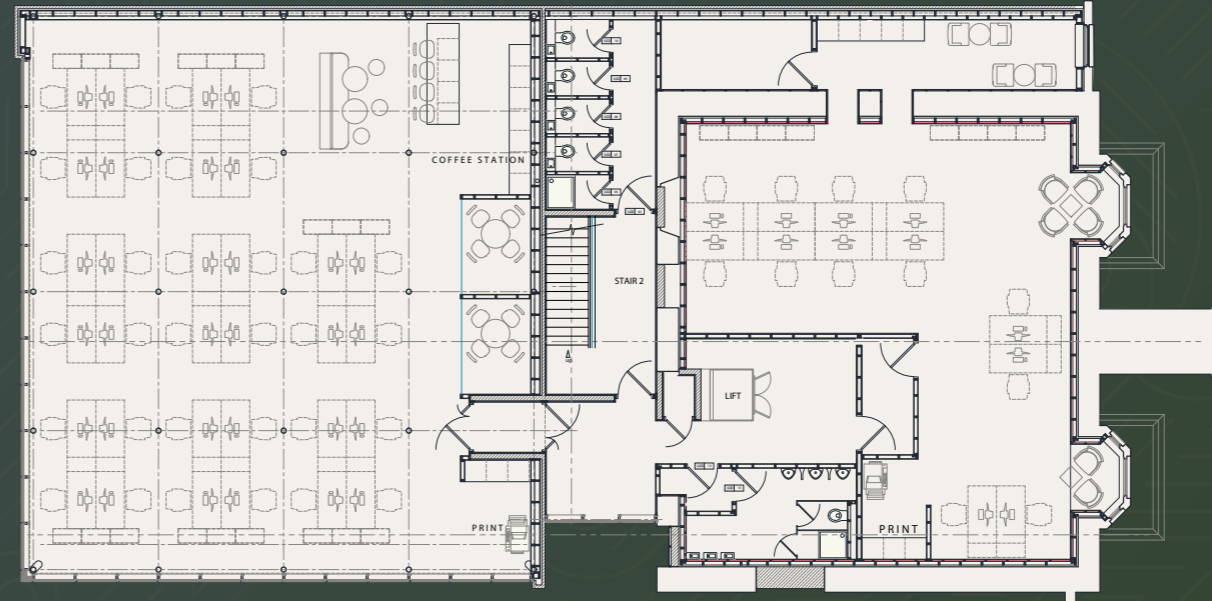
EV charging point and parking to the rear, with drop-off access to front

# 70 Carden Place

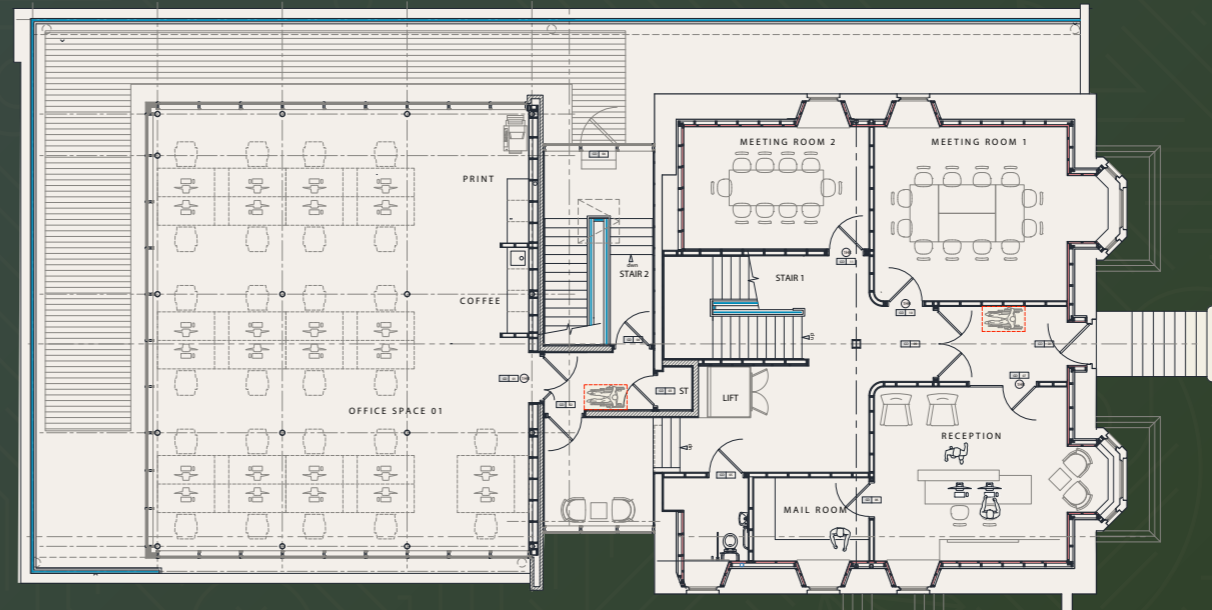
## FLOOR AREAS

|                    | sq,m          | sq.ft        |
|--------------------|---------------|--------------|
| Lower Ground Floor | 333.10        | 3,585        |
| Ground Floor       | 212.63        | 2,289        |
| First Floor        | 100.09        | 1,185        |
| <b>Total</b>       | <b>645.82</b> | <b>7,059</b> |

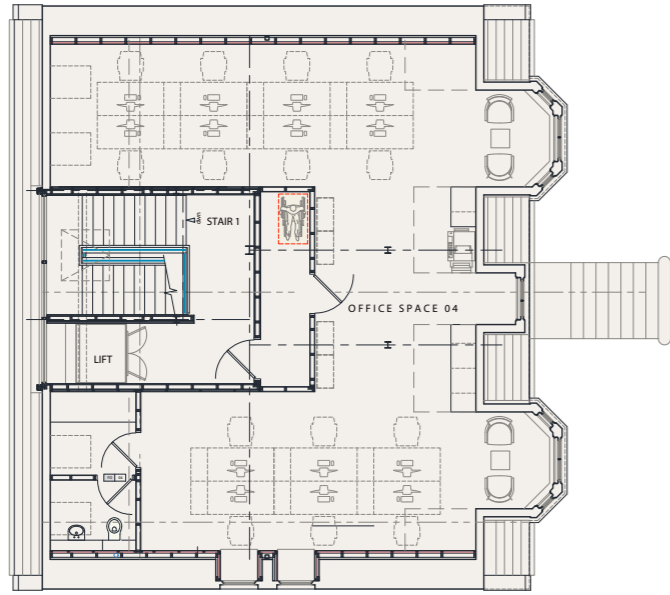
Lower Ground Floor



Ground Floor



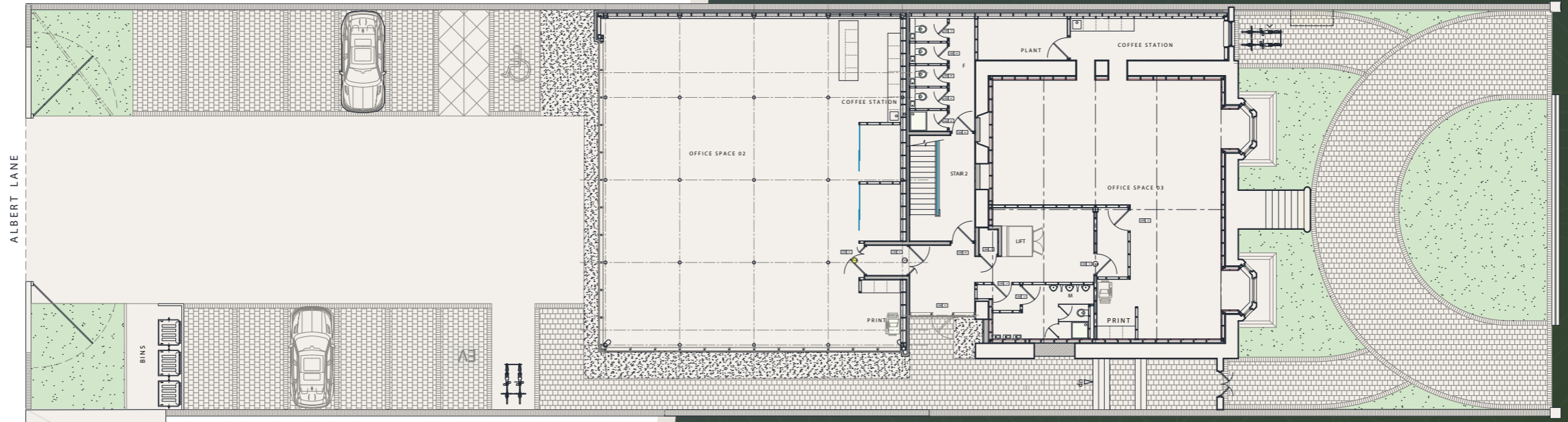
First Floor



# 70 Carden Place

Exceptionally high quality, 'best in class' office accommodation.

Block Plan





# 70 Carden Place

## LEASE TERMS

The property will be available on Full Repairing and Insuring lease terms for a negotiable lease duration. Any medium to long term lease will require to contain provision for rent review at regular intervals. Consideration may be given to lettings in part.

Any ingoing occupier will benefit from a defects liability period, and collateral warranties will be available.

## RENT

Rent will be available upon application.

## SERVICE CHARGE

In the event that the building becomes multi-let, then each tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building and the development.

In this event, a service charge budget will be provided to interested parties on application.

## RATEABLE VALUE

The premises require to have their Rateable Value re-assessed upon completion of the refurbishment works.

An indicative Rateable Value can be provided to interested parties on application.

## ENERGY PERFORMANCE CERTIFICATE – (EPC)

The property has a targeted EPC rating of 'A'. Further information can be provided to interested parties upon request.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of any transaction. An incoming tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues, if applicable.



## ENTRY

Upon conclusion of legal missives. The construction works are expected to complete in September 2025.

## ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations, the agents acting on both sides of any qualifying transaction are required to undertake appropriate due-diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the regulations.

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## VIEWINGS AND OFFERS

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.



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