

Ryden.co.uk
01224 588866

The Captiol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

**MODERN OFFICE SUITE WITH GENEROUS PARKING
IMMEDIATELY ADJACENT TO ARI**



**FORESTGROVE HOUSE
ABERDEEN
AB25 2ZP**

Viewing strictly by appointment with the sole letting agents.

Floor Area:
First Floor Suite - 305 sqm (3,283 sq ft)

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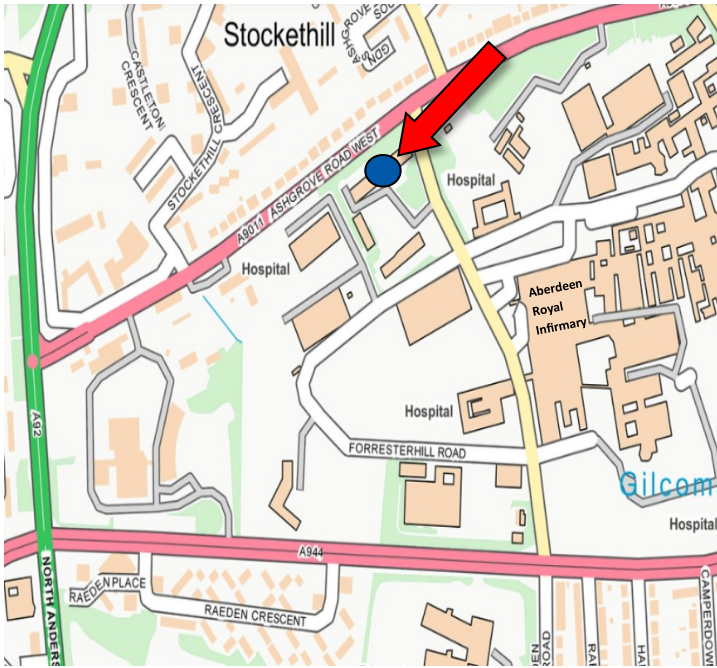
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020 7436 1212

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0161 249 9778



Location:

Forestgrove House is located near the northern entrance to Foresterhill Road and lies in close proximity to the Aberdeen Royal Infirmary.

It is located less than 2 miles from the city centre and less than 1/2 a mile from the city’s main ring road, Anderson Drive (A92), providing easy access to all parts of the city.

Local amenities nearby include Lidl, Tesco Superstore, Aldi, Domino’s and Dickies Pharmacy. The location is shown on the plan adjacent which is provided for indicative purposes only.

Description:

Forestgrove House comprises a modern detached building located on the periphery of the West End. The property is arranged over ground and first floors and provides open plan office accommodation with multiple meeting rooms.

Forestgrove House benefits from; flexible open plan office accommodation, partitioned office/meeting areas, tea prep facilities, raised access flooring, lift access to first floor and generous parking allocation.

There are 17 designated parking spaces available with the First Floor Suite.

Additional space is available within the suite which could be utilised as extra office space.

Lease Terms:

The property is available on Full Repairing and Insuring Terms for a negotiable period.

Accommodation:

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following approximate areas:

Description	Sq m	Sq ft
First Floor Suite	305	3,283

Permitted Use:

The subjects are only to be used for healthcare related purposes.

Rent:

Upon application.

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV, effective from 1 April 2017 of £68,000. From 1 April 2023 the new proposed NAV/RV is **£45,250**. Please note this is a draft figure and is subject to change under the ongoing Rating Reassessment.

Car parking spaces are entered in the valuation roll at £600 per space, effective from 1st April 2017.

VAT:

All figures quoted are exclusive of VAT.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of B

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information:

By arrangement with the sole letting agents, to whom all offers should be submitted in Scottish legal form.

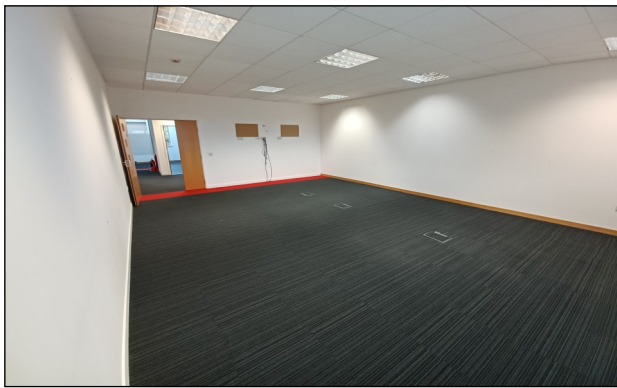
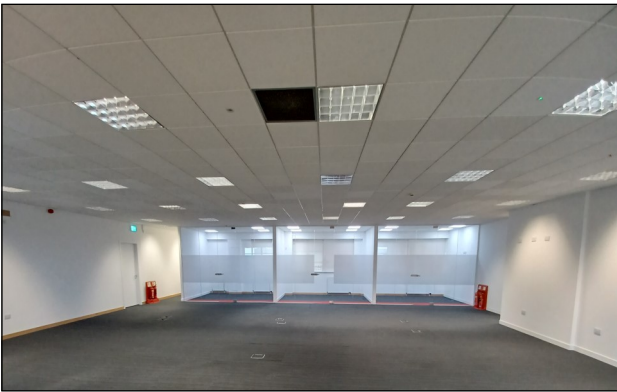
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August 2022

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Additional Photos of First Floor Suite:



Floor Plan of First Floor Suite:

