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TO LET
CITY CENTRE OFFICE ACCOMODATION



FIRST & SECOND FLOOR
BRIDGE HOUSE
RIVERSIDE DRIVE
ABERDEEN
AB11 7LH

Viewing strictly by appointment
with sole letting agent.

Floor Space:
194.91 sq m (2,098 sq ft)

Contact:
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Edinburgh
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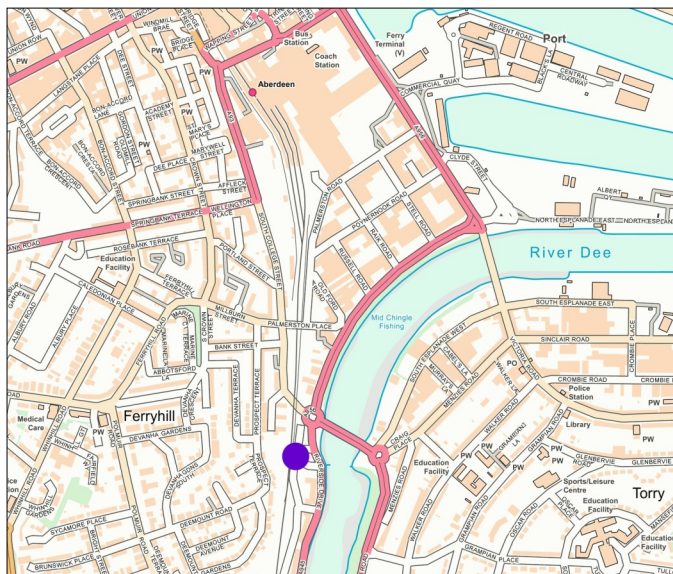
Glasgow
0141 204 3838

Aberdeen
01224 58866

Leeds
0113 243 6777

London
0207 436 1212

Manchester
0161 249 9778



Location:

The subjects are located on Riverside Drive, situated adjacent to the River Dee. Riverside Drive provides seamless access to Aberdeen City Centre and the south of the city. The subjects are also located within close proximity to Aberdeen train station and Aberdeen Harbour.

Occupiers within the vicinity include; Talisman, Neptune E&P, MOL Energy, Regus, DF Communications, Hush Private Gym, CD Fitness and Training, Travelstock, Direct Flooring, Tristar Lighting AND Design, Austosave Components, IMO Car Wash and a variety of occupiers in Union Square.

The exact location of the premises is shown as a blue dot on the plan above.

Description:

The subjects comprise a detached 4 floor office building. The office accommodation is of painted plasterboard walls and ceiling, incorporating CAT 2 lighting, with carpeted flooring. Heating is by way of wall mounted electric panel heaters. There are staff welfare areas on each floor of the building.

Car parking is provided in the car park adjacent to the building.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

First Floor:	98.57 sq m	1,061 sq ft
Second Floor:	96.34 sq m	1,037 sq ft
Total:	194.91 sq m	2,098 sq ft

Rent:

From £5psf.

Rateable Value:

With effect from 1 April 2023, the new proposed Rateable Values are:

First Floor - £6,800 (formerly £9,800)
Second Floor - £6,000 (formerly £8,700)

Please note, these figures are draft and may be subject to change under the ongoing Rating Re-assessment.

If let on a floor by floor basis, an incoming tenant may benefit from 100% rates relief under the Small Business Bonus Scheme (SBBS).

Lease Terms:

The accommodation is available on full repairing and insuring terms for a negotiable period. Flexible terms available. Any medium to long term leases will be subject to upward only rent reviews at regular intervals.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of F.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs

In the normal manner, each party will be responsible for their own costs incurred in this transaction, however, the ingoing tenant will be responsible for LBTT and registration dues.

Viewing:

To arrange a viewing or for further information, please contact:

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431 Union Street
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