

Ryden

TO LET

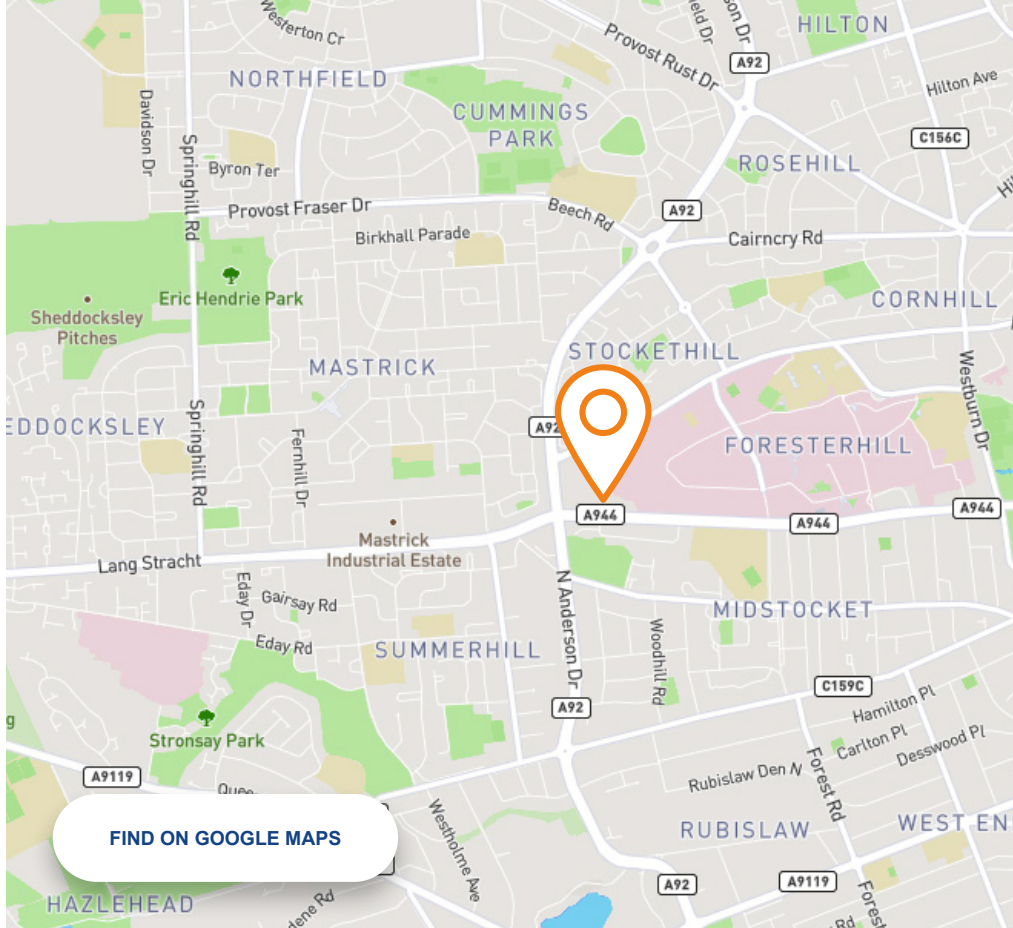
MODERN OFFICE SUITES
SUITES AVAILABLE FROM 628.5
SQ M (6,765 SQ FT) TO 5,117.9 SQ M
(55,098 SQ FT)



WOODHILL HOUSE
WESTBURN ROAD
ABERDEEN
AB16 5GB

MODERN OFFICE SPACE
OPEN PLAN FLOOR PLATES
GOOD PARKING PROVISION

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The subjects are located at the corner of North Anderson Drive and Westburn Road. By virtue of its location there are good road transport links to all parts of the city, with Aberdeen Royal Infirmary within close vicinity as well as a range of other commercial occupiers. Regular bus services are available within close vicinity of the subjects.

Nearby occupiers include: One biohub, Optima Health, Premier Inn, Shell Service Station, NHS Grampian, Grampian Valuation Board and Police Scotland.

DESCRIPTION

The suites benefit from raised access floors and tempered air heating system. They are carpeted throughout with painted wall coverings and a mix of LED and Cat 2 lighting. Occupants will also benefit from access to private meeting rooms and spacious committee rooms. Additional amenities include separate kitchen facilities, disabled access and WC facilities on each floor, an onsite café and a manned reception. The property also offers an attractive car parking ratio of 1 space per 300 sq ft, with EV charging points available on-site.

RENT

On application.

LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease.

SERVICE CHARGE

The tenant will be liable for a service charge payment in respect of the upkeep of the internal and external common areas of the building and development allocated on a pro-rata floor area basis. Details of the service charge budget is available to interested parties from the sole letting agent upon request.

ACCOMMODATION

We have calculated the following approximate net internal floor areas of the subjects in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:-

| DESCRIPTION | SQ M | SQ FT |
|-------------------------|----------------|---------------|
| 1ST FLOOR NORTH | 1,335.79 | 14,378 |
| 1ST FLOOR SOUTH | 1,333.77 | 14,357 |
| 1ST FLOOR MEETING ROOMS | 278.74 | 3,003 |
| 2ND FLOOR NORTH | 1,332.7 | 14,345 |
| 2ND FLOOR SOUTH | 628.5 | 6,765 |
| 2ND FLOOR MEETING ROOMS | 208.4 | 2,250 |
| TOTAL | 5,117.9 | 55,098 |

EPC

The subjects have an EPC Rating of C. A copy of the Recommendations Report can be provided upon request.

RV

The subjects currently form part of a larger entry and as such would require re-assessment upon occupation.

ENTRY

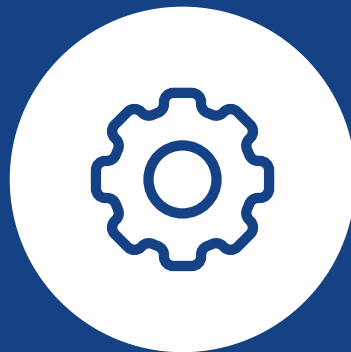
Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.







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(6,765 SQ FT) TO
5,117.9 SQ M (55,098
SQ FT)**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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