

# Ryden

## TO LET

MODERN INSTITUTIONAL GRADE  
HEALTHCARE ACCOMMODATION  
WITH PARKING ALLOCATION  
FROM 550 SQ M (5,920 SQ FT) TO  
1,780 SQ M TO (19,159 SQ FT)



**FOREST GROVE  
HOUSE  
ABERDEEN  
AB25 2ZP**

**IMMEDIATELY  
ADJACENT TO ARI**

**LIFT ACCESS TO  
FIRST FLOOR**

**GENEROUS PARKING  
ALLOCATION**

**HEALTHCARE  
PURPOSES ONLY**

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



## LOCATION

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

It is located less than 2 miles from the City Centre and less than 0.5 miles 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.

## DESCRIPTION

Forestgrove House comprises a modern detached building. The property is arranged over ground and first floors and provides open plan office accommodation with multiple meeting rooms.

Forestgrove House benefits flexible open plan office accommodation, partitioned office/meeting areas, tea prep facilities, raised access flooring, lift access to first floor and generous parking allocation of 55 spaces.

## 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:

|                          | SQ M         | SQ FT         |
|--------------------------|--------------|---------------|
| GROUND FLOOR (WEST WING) | 550          | 5,920         |
| GROUND FLOOR (EAST WING) | 629          | 6,770         |
| FIRST FLOOR (EAST WING)  | 601          | 6,469         |
| <b>TOTAL</b>             | <b>1,780</b> | <b>19,159</b> |

## PERMITTED USE

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

## RENT

Upon application.

## RATEABLE VALUE

The suites will require to be reassessed ahead of occupation.

## VAT

All figures quoted are exclusive of VAT.

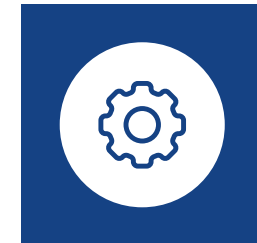
## EPC

The subjects have an EPC Rating of B.

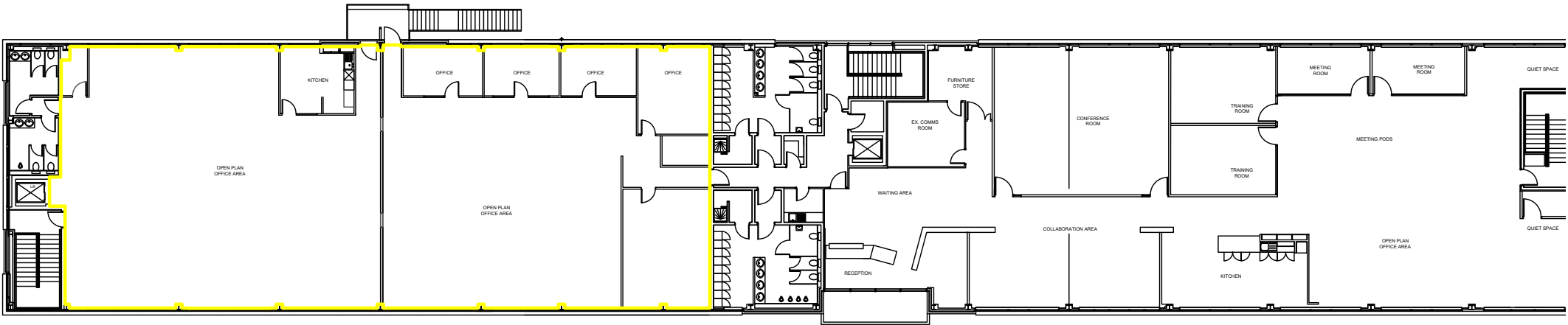
## LEGAL COSTS

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

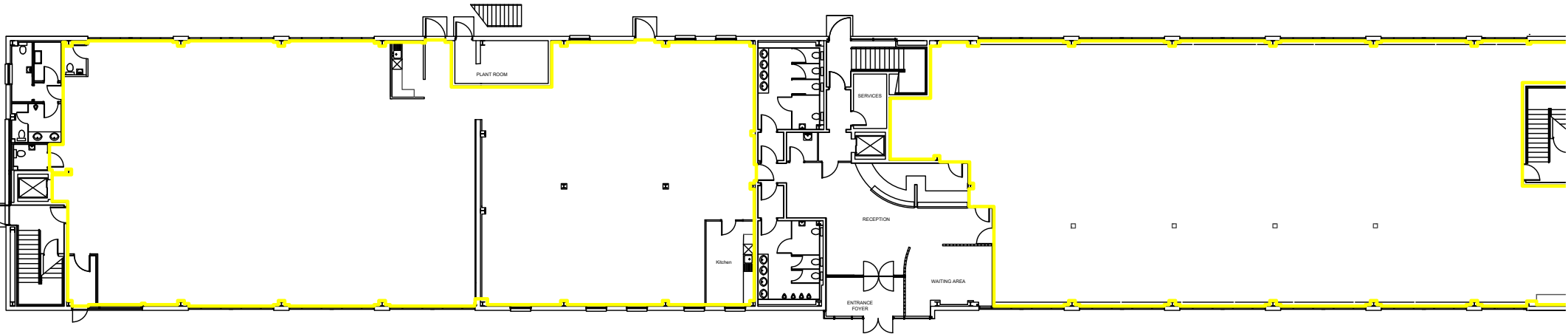
**FORESTGROVE HOUSE IS LOCATED NEAR THE NORTHERN ENTRANCE TO FORESTERHILL ROAD AND LIES IN CLOSE PROXIMITY TO ABERDEEN ROYAL INFIRMARY.**



THE AVAILABLE SPACE IS HIGHLIGHTED IN YELLOW



FIRST FLOOR



GROUND FLOOR

**TO LET**  
**MODERN**  
**INSTITUTIONAL**  
**GRADE**  
**HEALTHCARE**  
**ACCOMMODATION**



**FOREST GROVE**  
**HOUSE**  
**ABERDEEN**  
**AB25 2ZP**

# GET IN TOUCH

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

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2024**

