

# Ryden

## TO LET

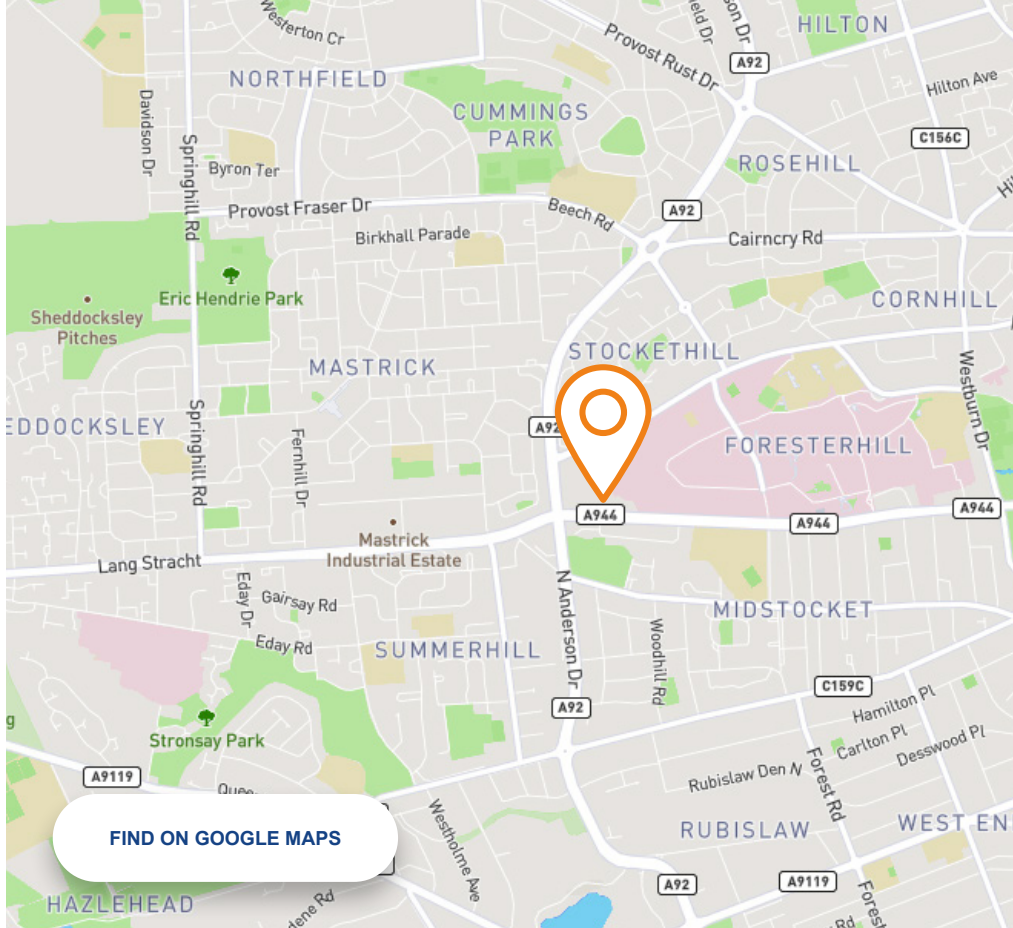
**MODERN OFFICE SUITES**  
SUITES AVAILABLE FROM 628.5  
SQ M (6,765 SQ FT) TO 5,117.9 SQ M  
(55,098 SQ FT)



**WOODHILL HOUSE**  
**WESTBURN ROAD**  
**ABERDEEN**  
**AB16 5GB**

**MODERN OFFICE SPACE**  
**OPEN PLAN FLOOR PLATES**  
**GOOD PARKING PROVISION**

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## 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 subjects comprise the entirety of the North and South wings on the first floor and the entirety of the North wing and part south wing on the 2nd floor. The suites benefit from raised access floors and tempered air heating system and are carpeted throughout with painted wall coverings and a mix of LED and Cat 2 lighting. There is also access to private meeting rooms as well as separate kitchen facilities and disabled access/WC facilities on each floor as well as an on-site café and manned reception. The subject has an attractive car parking ratio of 1:300 sq/ft with EV chargers on-site.

## 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
<b>TOTAL</b>	<b>5,117.9</b>	<b>55,098</b>

## 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.

## 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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# GET IN TOUCH

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

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## Ryden

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# Ryden

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. **February 2025**

