

Ryden

TO LET

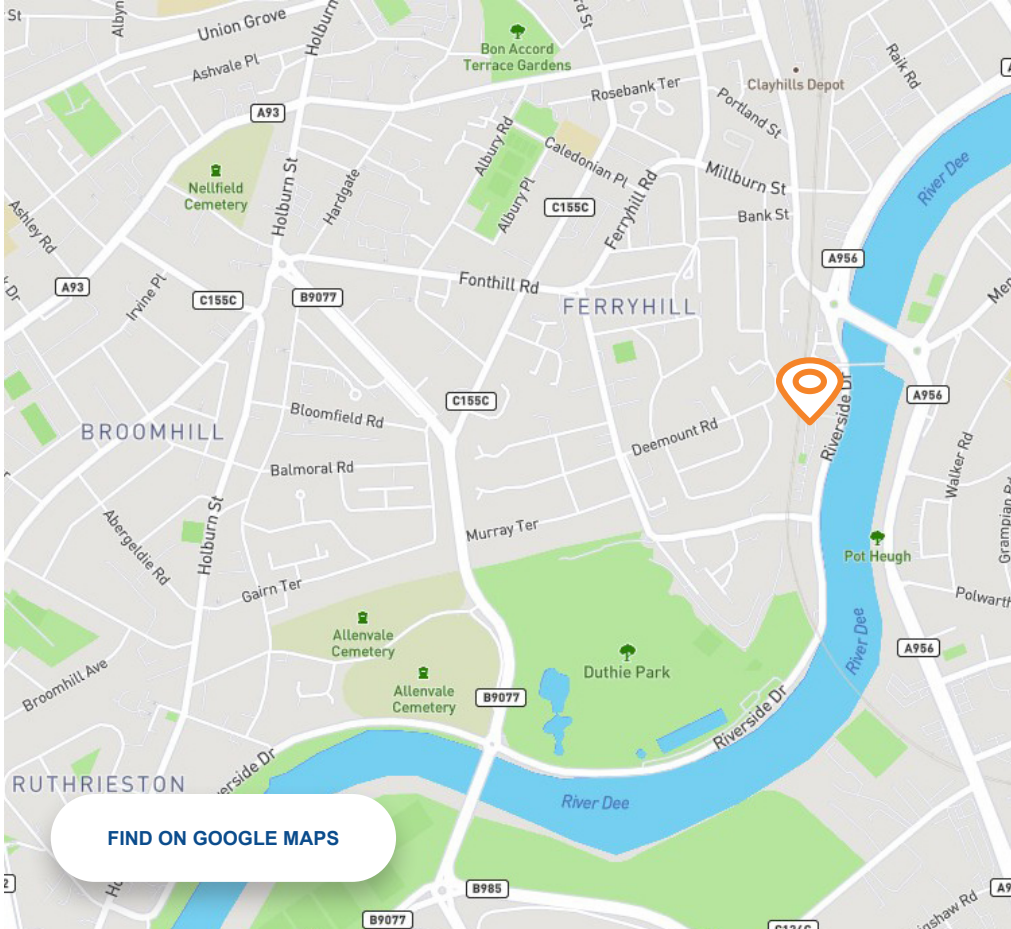
**CITY CENTRE OFFICE
ACCOMMODATION
194.91 SQ M (2,098 SQ FT)**



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

**CENTRALLY LOCATED
CAR PARKING AVAILABLE
IN ADJACENT CAR PARK
INCOMING OCCUPER MAY
QUALIFY FOR 100% RATES
RELIEF UNDER THE SMALL
BUSINESS BONUS SCHEME**

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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, Neo Serviced Offices, DF Communications, Hush Private Gym, CD Fitness and Training, Travelstock, Direct Flooring, Tristar Lighting and Design, Autosave Components, IMO Car Wash and a variety of occupiers in Union Square.

DESCRIPTION

The subjects comprise a detached four 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 (6th Edition) and we calculate the approximate net internal areas, to be as follows:

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	98.57	1,061
SECOND FLOOR	96.34	1,037
TOTAL	194.91	2,098

RENT

From £5 psf.

All rents are exclusive of VAT and payable quarterly in advance.

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.

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll, effective from 1 April 2023, as follows:

First Floor - NAV/RV: £7,000
Second Floor - NAV/RV: £6,000

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

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

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

RIVERSIDE DRIVE PROVIDES SEAMLESS ACCESS TO ABERDEEN CITY CENTRE AND THE SOUTH OF THE CITY



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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. **May 2022**

