

# Ryden

## TO LET

MODERN OFFICE SUITES  
FROM 1,110 - 2,755 SQ FT

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



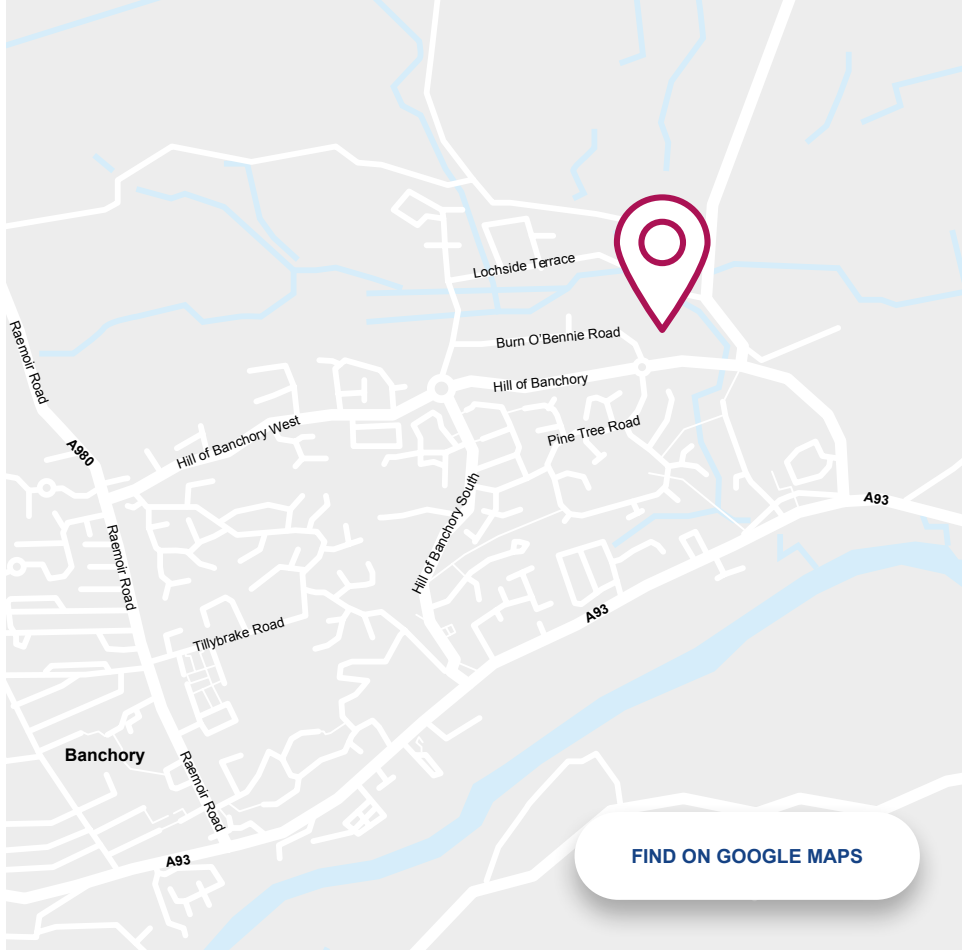
**BURNETT HOUSE**  
**LEYS ESTATE**  
**BURN O' BENNIE ROAD**  
**BANCHORY**  
**ABERDEENSHIRE**  
**AB31 5ZU**

**SET WITHIN ITS OWN  
GROUNDS ON THE  
LEYS ESTATE**

**THREE STOREY  
DETACHED OFFICE  
PAVILION**

**GENEROUS PARKING  
ALLOCATION**











## LOCATION

Located on the outskirts of Banchory about 18 miles west of Aberdeen and set within its own grounds on the Leys estate, the available space is within walking distance of the town centre. Nearby occupiers include; Tesco, Co-op and Buchanan Bistro at The Barn. Banchory Sports Village is just a short drive away and has a 25m pool, squash courts, sports hall and gym area.

## DESCRIPTION

Burnett house is a three storey detached office pavilion of modern construction. The available space is a mix of open plan and cellular offices with meeting rooms. The shared atrium area located to the centre of the building offers a bright and airy breakout space with the benefit of being fully covered.

Highlights include:

-  Raised floors
-  Generous parking allocation
-  Door entry access system
-  Biomass (woodchip) heating system
-  Natural & Mechanical ventilation
-  Rainwater harvesting system

## ACCOMMODATION

The suites can be let separately or as a whole.

	SQ M	SQ FT
SUITE 1	93.83	1,010
SUITE 2	162.12	1,745
<b>TOTAL</b>	<b>255.95</b>	<b>2,755</b>

## RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of £45,200.

## VAT

All rents, prices and premiums are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC and Recommendations Report is available on request.

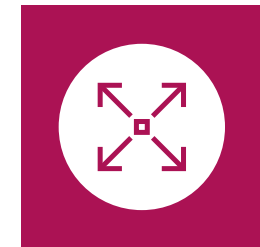
## LEASE TERMS

The property is available on a full repairing and insuring terms, any medium to long term leases will be considered.

## LEGAL COSTS

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

**LOCATED ON  
THE OUTSKIRTS  
OF BANCHORY  
ABOUT 18  
MILES WEST  
OF ABERDEEN**





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2,755 SQ FT**



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LEYS ESTATE  
BURN O' BENNIE ROAD  
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ABERDEENSHIRE  
AB31 5ZU**

# GET IN TOUCH

To arrange a viewing or for further information, please contact the sole marketing agents.

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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. **October 2023**

