

# Ryden

## TO LET

MODERN OFFICE PREMISES  
97.06 SQ M (1,045 SQ FT)

FIND OUT MORE AT [RYDEN.CO.UK](http://RYDEN.CO.UK)

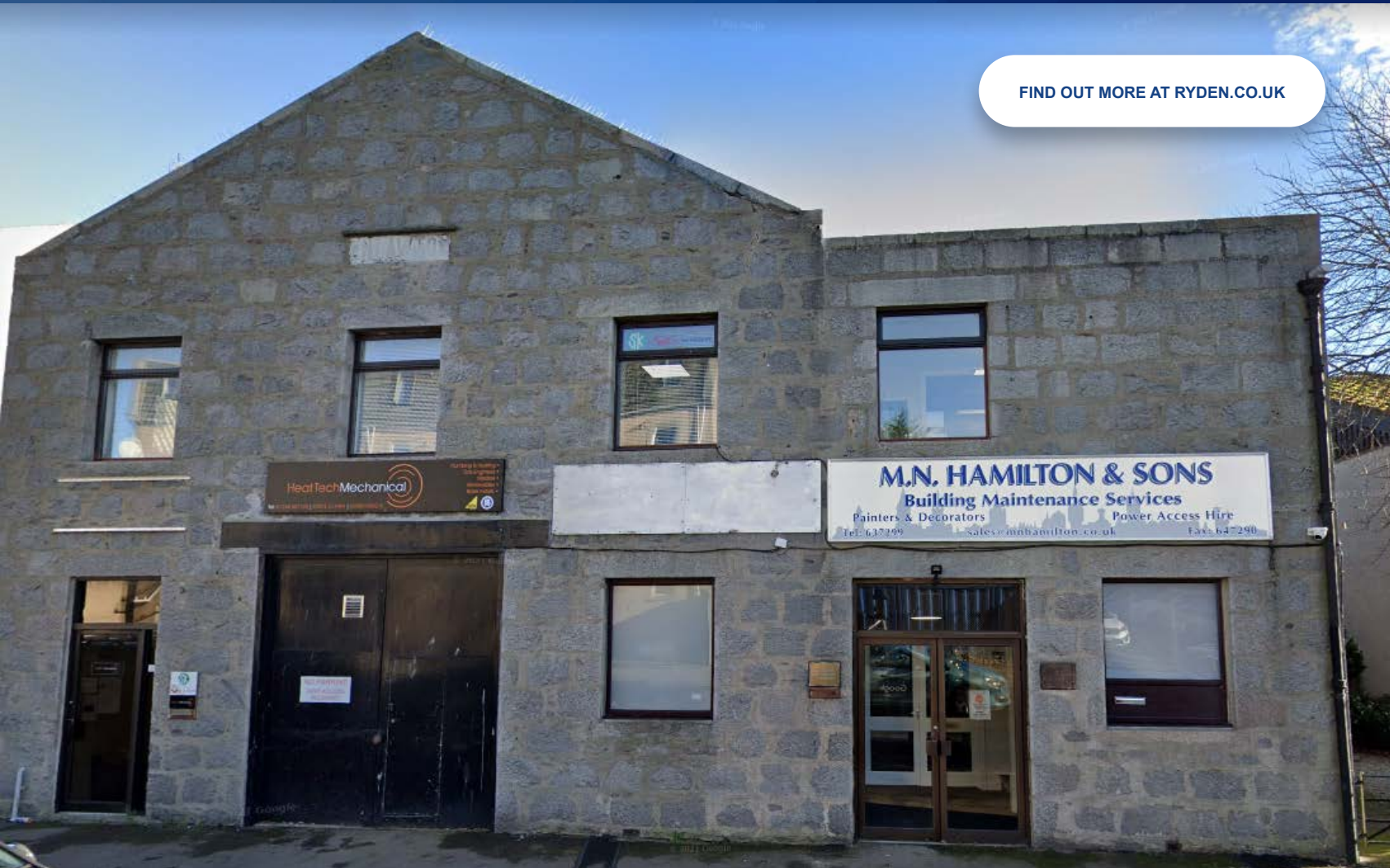


70 ARDARROCH  
ROAD  
ABERDEEN  
AB24 5QS

FIRST FLOOR OF A  
DETACHED BUILDING

MODULAR  
ENCOMPASSING  
PRIVATE OFFICES

MEETING ROOMS AND  
A TEA PREP AREA





**LOCATED ON  
THE EAST SIDE  
OF ARDARROCH  
ROAD IN THE  
VIBRANT OLD  
ABERDEEN AREA**



## LOCATION

The property is located on the East side of Ardarroch road in the vibrant old Aberdeen area of the city. Within short walking distance is the Aberdeen sports village; with amenities such as sport's pitches, athletic facilities as well as Olympic size swimming pool. Convenient transport links can be found on King street to the West, which also plays host to local businesses such as Tesco Express, The Bobbin, Baird's Pharmacy & HQ Barber's, as well as a mix of residential properties. The main campus of the University of Aberdeen is located nearby.

## DESCRIPTION

The subject comprises the first floor of a detached building. The outer walls are of solid granite construction that is pointed externally. The roof is a pitched timber frame design and clad with slates. The internal layout is modular encompassing private offices, meeting rooms and a tea prep area. The premises are serviced by a gas central heating system with LED lighting arrangements, and benefits from data cabling throughout.

## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
OFFICE	97.06	1,045

## RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of: £5,544

The subject may qualify for 100% rates relief. Interested parties are advised to contact the Local Authority to ensure they qualify for any relief that may be available

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

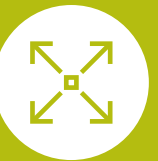
A copy of the EPC and Recommendations Report is available on request.

## 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.



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ROAD  
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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. **August 2023**

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