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25 Albyn Place, ABERDEEN AB10 1YL  
Tel: 01224 588866 Fax: 01224 589669

**TO LET**  
**OPEN PLAN OFFICE ACCOMMODATION**  
**WITH PARKING**



**FIRST & SECOND FLOOR**  
**BON ACCORD HOUSE**  
**RIVERSIDE DRIVE**  
**ABERDEEN**  
**AB11 7SL**

Viewing is strictly by  
arrangement with the sole  
letting agent.

Floor Space:  
**641.9 sq m (6,910 sq ft)**

Contact:  
**Andrew Smith**  
**Matthew Moggach**

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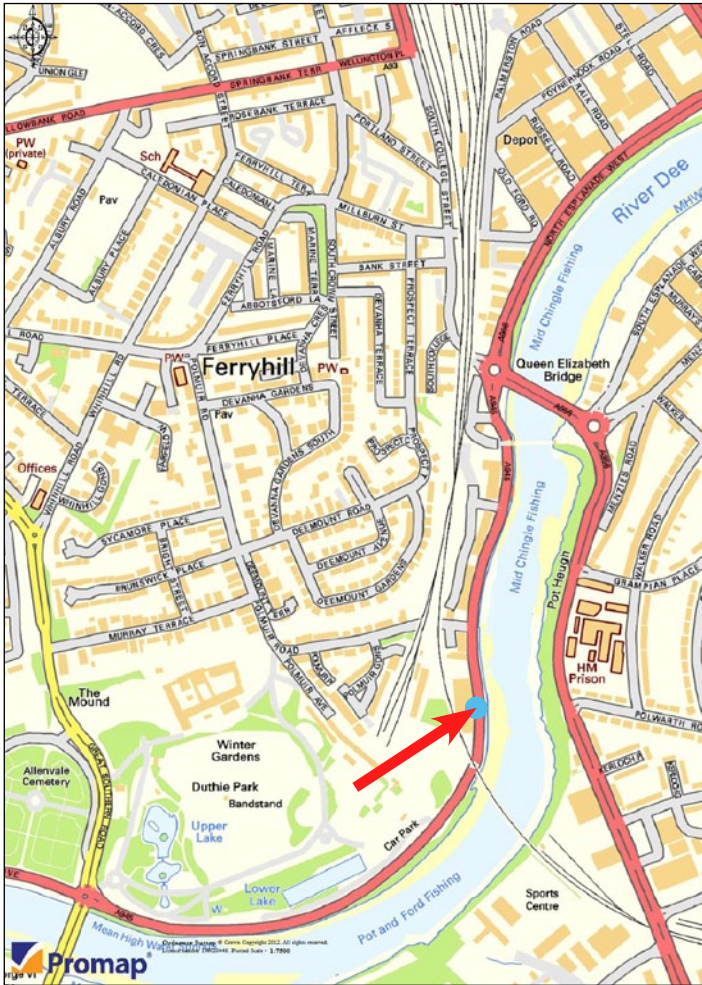
Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

Dundee  
01382 227900



**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 Harbour.

Nearby occupiers include Bon Accord Glass, Acumen Accountants, DataCo and Talisman Energy (UK).

The exact location is shown on the Ordnance Survey Extract above.

**Description:**

The subjects comprise of 1st and 2nd floor office accommodation, providing both cellular and open plan workspace.

The office accommodation is of painted plasterboard walls and ceiling, incorporating CAT 2 lighting, with carpeted flooring. Heating is by means of wall mounted electric panel heaters. There are staff welfare areas, along with male and female WC's on both floors. Access between the floors is by a central atrium with timber staircase.

Car parking is provided in the nearby communal car park.

**Accommodation:**

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following: -

<b>1st Floor</b>	311.2 sq m	(3,350 sq ft)
<b>2nd Floor</b>	330.7sq m	(3,560 sq ft)
<b>Total</b>	<b>641.9 sq m</b>	<b>(6,910 sq ft)</b>
<b>Limited Use</b>	8.5 sq m	(91 sq ft)

**Rent:**

Upon application.

**Rateable Value:**

We are advised that the subjects are currently entered in the Valuation Roll with an NAV / RV of £45,500.

Details on the current uniform business rates are available upon request.

**Lease Terms:**

The accommodation is available on full repairing and insuring terms for a negotiable period. Any medium to long term leases will be subject to upward only rent reviews at regular intervals.

**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:**

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

**Viewing:**

To arrange a viewing or for further information, please contact:

Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL

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**July 2016**