

Ryden

TO LET

MODERN OFFICE SUITE
177.12 SQ M (1,907 SQ FT)

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

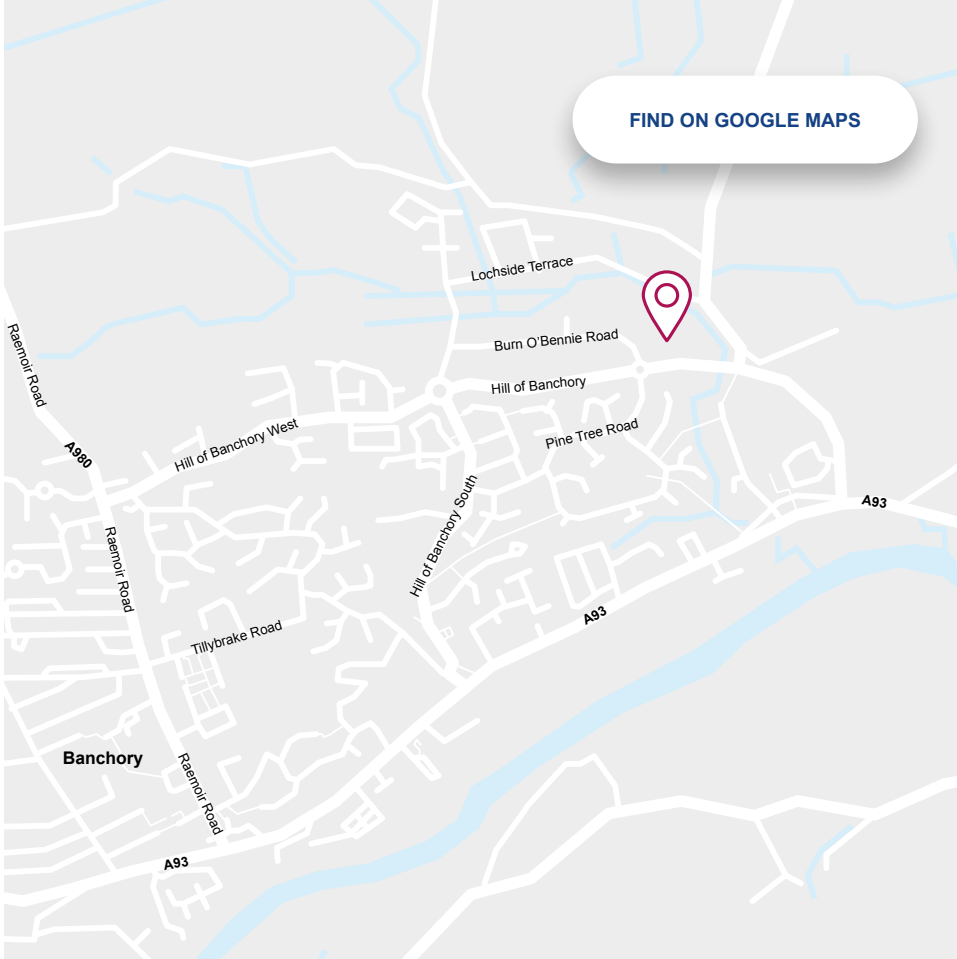
SET WITHIN ITS OWN
GROUNDS ON THE
LEYS ESTATE

THREE STOREY
DETACHED OFFICE
PAVILION

GENEROUS PARKING
ALLOCATION



FIND ON GOOGLE MAPS



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









LOCATION

Located on the outskirts of Banchory, a town about 18 miles west of Aberdeen. Set within its own grounds on the Leys estate, the setting gives the impression of a countryside location, whilst also being close to transport links into Aberdeen, or alternatively into the Cairngorms national park. Within walking distance of the centre is 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 office area, with private offices and meeting room/boardroom facilities. 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. Amongst other features, the suite benefits from:

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

RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of £30,750.

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

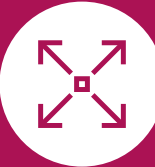
A copy of the EPC and Recommendations Report is available on request.

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 ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.





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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**

