

Ryden

FOR SALE

PROMINENT CORNER OFFICE
WITHIN AN ESTABLISHED MIXED
USE DEVELOPMENT

126 SQ M (1,356 SQ FT)



UNIT 3, THE VENUE
GRANDHOLM
CRESCENT
BRIDGE OF DON
ABERDEEN
AB22 8AA

SITUATED IN THE
SOUGHT-AFTER AREA
OF GRANDHOLM

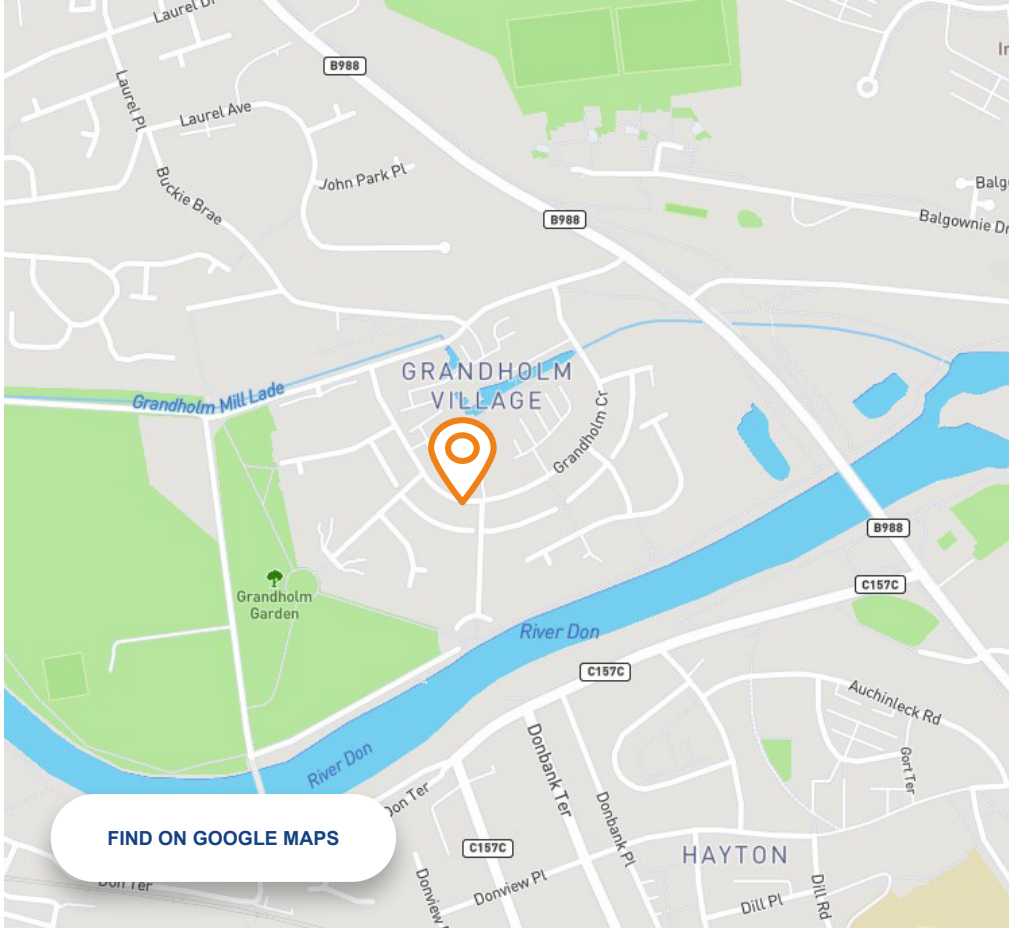
EXCELLENT CONNECTIVITY
TO AND FROM CITY CENTRE

PROMINENT GROUND
FLOOR CORNER OFFICE

AVAILABLE IMMEDIATELY

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





LOCATION

The property is situated in the sought-after Grandholm area of Bridge of Don, to the north of Aberdeen City Centre. Grandholm is a well-established residential neighbourhood that also benefits from a mix of office and retail occupiers. The location offers excellent connectivity to and from the city centre via The Parkway, Ellon Road, and the Diamond Bridge.

Nearby occupiers within the vicinity include Helidecks, AVC Immedia, Andrews Survey, Safety Scotland Ltd, Amplus and The Granite Spa.

DESCRIPTION

The subjects comprise a prominent ground floor corner office within an established mixed use development.

The flexible office accommodation offers a mix of open plan and individual offices. Internal specification is as follows:

- A mix of LED and spot light light
- Electric wall panel heaters
- Perimeter trunking
- Carpet flooring
- Kitchen tea prep
- 1x Boardroom
- 2x private offices
- Open plan working area
- Double Glazed windows
- Accessible W/C facilities

Parking is provided by way of a communal car park within the development.

EPC

Available upon request.

VAT

All prices are quoted exclusive of VAT, which may be payable at the standard rate on all monies due.

ACCOMMODATION

The subjects have the following approximate net internal area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	126	1,356

PRICE

On application.

SALE TERMS

The heritable interest is available on a vacant possession basis.

RATEABLE VALUE

The Rateable Value is NAV/RV: £17,500 effective from 01-APR-23.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEGAL COSTS

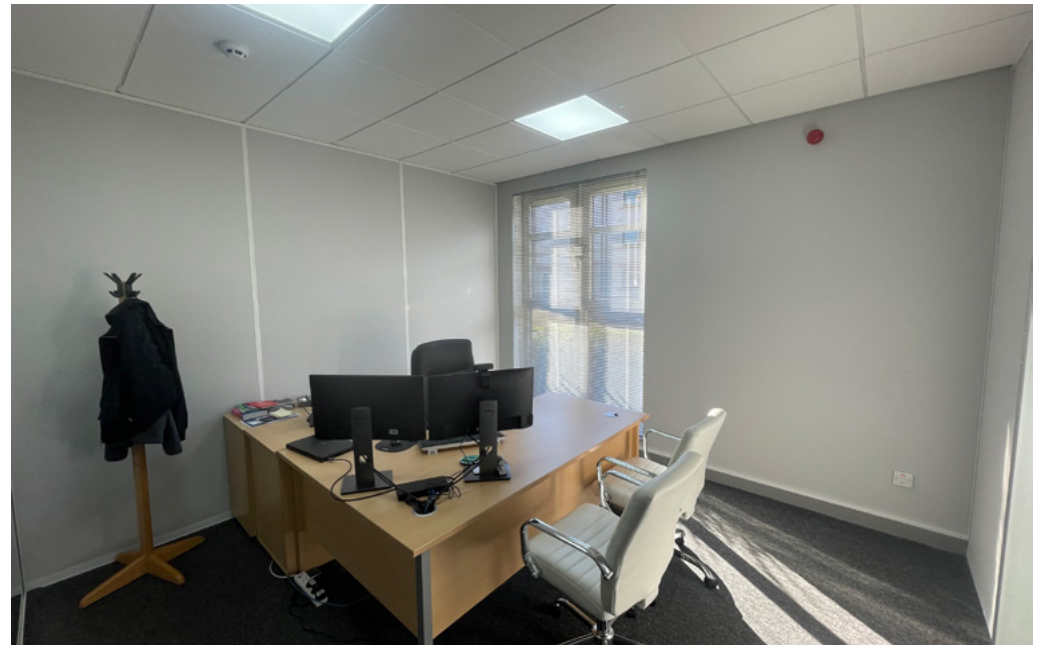
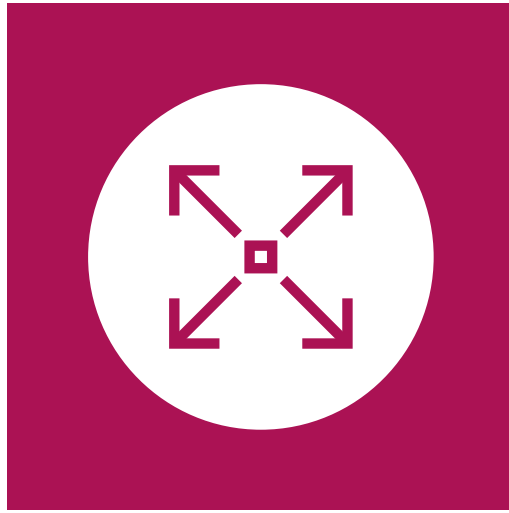
Each party will be responsible for their own legal costs incurred. The ingoing occupier will be responsible for any Land & Buildings Transactional Tax and Registration Dues.

ANTI-MONEY LAUNDERING

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.

THE PROPERTY IS
SITUATED IN THE
SOUGHT-AFTER
GRANDHOLM
AREA OF BRIDGE
OF DON





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(1,356 SQ FT)**



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CRESCENT
BRIDGE OF DON
ABERDEEN
AB22 8AA**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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