

To Let

CBRE Ryden



Foresterhill Health Campus
Foresterhill Road
Aberdeen, AB25 2ZP

Forest Grove House



Aerial 360 QR
Code

UNIQUE MEDICAL OPPORTUNITY LOCATED WITHIN KEY NHS HOSPITAL CAMPUS



Executive Summary

- A unique opportunity to acquire a modern **self-contained medical facility**;
- **Up to 26,844 sq ft** of accommodation with **fully fitted** options available;
- **119 on site dedicated car parking** spaces;
- Located **within Foresterhill Health Campus**, a critical NHS estate, including Aberdeen Royal Infirmary, the largest hospital in Grampian;
- Suitable for a **range of private medical uses** including hospital, diagnostics, and clinic uses, complimentary to the health campus location;
- **Demand for private healthcare** has soared to record levels in recent years driven by NHS backlogs.



NHS campus
location



Self-contained



Dedicated on-site
parking



Soaring demand for
private healthcare

Description

Forest Grove House is a modern two storey medical facility built in 2002. Previously configured to provide medical consulting rooms at ground floor level with open plan office space at first floor level. There is scope to provided fully fitted, ready to occupy medical space, dependent on tenant and lease terms.

FLOOR	NET INTERNAL AREA SQ M	NET INTERNAL AREA SQ FT	DESCRIPTION
Ground	1,265	13,616	Previously used as clinic and consulting space
First	1,229	13,228	Open plan office space
Total	2,494	26,844	

There is a large dedicated reception area at ground floor level with two passenger lifts providing access to the upper floor level.

Dedicated parking is available to the front and rear of the building with 119 car parking spaces allocated to Forest Grove House in total.

EPC

The property has an EPC rating of C with potential to increase this to B if recommended measures are undertaken.

Non Domestic Rates

There are currently 6 separate entries in the Valuation Roll providing a combined Rateable Value of £350,050.





Opportunity

The UK's ageing population and increased incidence of chronic conditions, coupled with the overwhelming pressure the NHS faces, supports the long term and ever-growing demand for the UK's private acute sector. The independent hospital sector is funded through the following payor sources:

SELF-PAY

Despite challenges to disposable income, self funding has continued to grow, as those that can afford it are prioritising health solutions. Long waiting times for elective surgery drives self pay enquiries.

PRIVATE MEDICAL INSURANCE

PMI represents the largest funding source for the private acute sector, with the majority funded through tax efficient medical expenses schemes offered by companies to their employees. PMI demand has grown as employers strive for a healthy workforce, coupled with telemedicine enhancing the medical insurance offering.

NHS

The Covid-19 pandemic has increased the NHS's need for additional capacity due to growing waiting lists, highlighting the independent sector's role in providing primary and overflow surgical care. Patient volumes are expected to increase in 2026 and beyond due to a growing waiting list for NHS treatment with over 578,000 people currently on waitlist for treatment in Scotland.

1 in 10

People in Scotland are on a waitlist for NHS treatment

56.7%

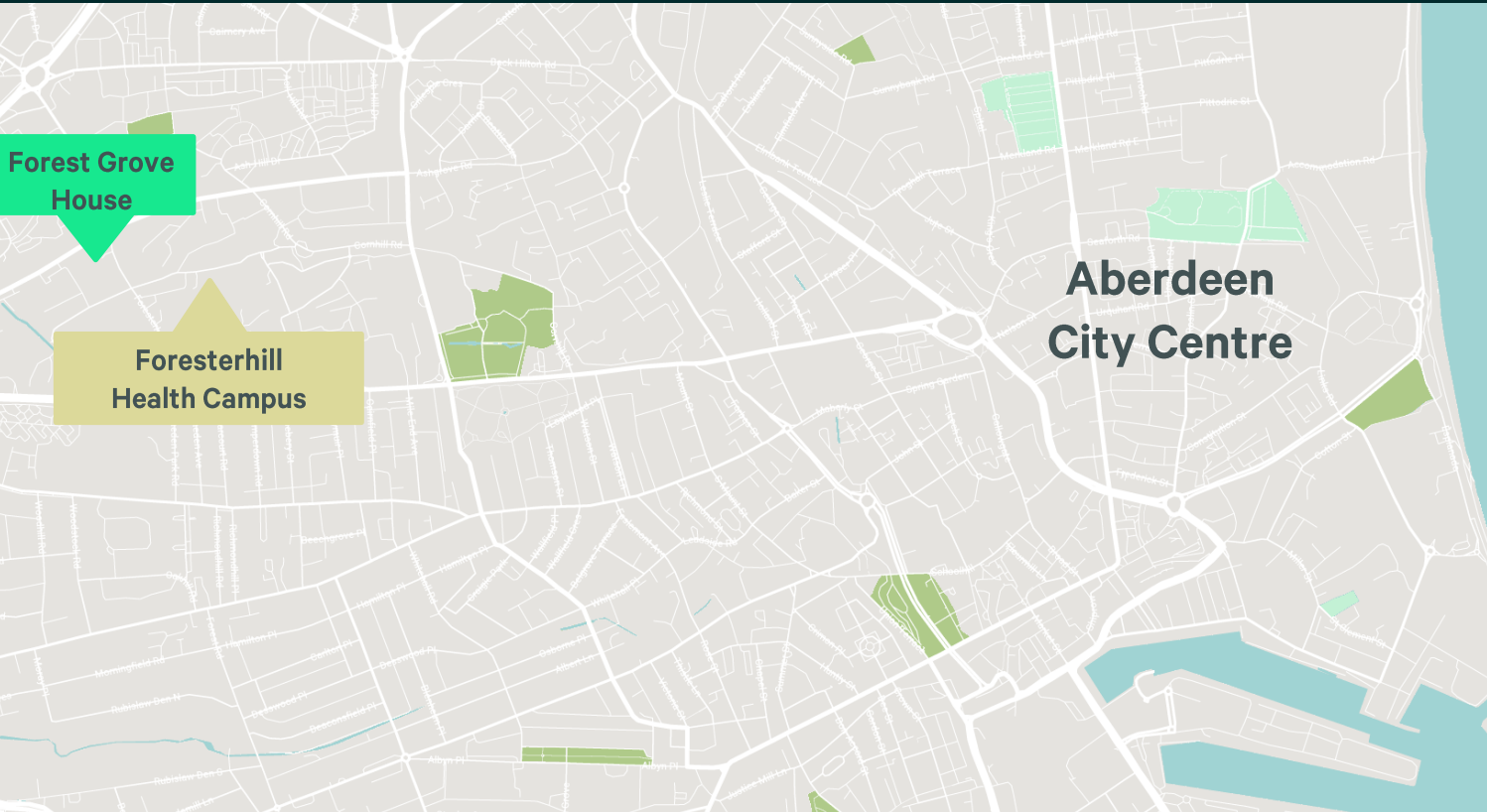
People waiting longer than 3 months for treatment

123k+

People waiting for diagnostic testing with 43% waiting 6+ weeks

c. 1/3rd

Of households have used private healthcare in the past 2 years



Location

Located in a prominent position within the Foresterhill Health Campus, 2.5 miles west of Aberdeen City Centre and accessed from the A944 road. Aberdeen is Scotland's third largest city with a population of around 220,000 and a catchment population exceeding 500,000. The city is established as the energy capital of Europe and is the key city for the Grampian region.

Key transport links are noted opposite.

Situation

Forest Grove House lies in the north western part of the health campus at the corner of Foresterhill Road and Ashgrove Road.

At over 125 acres, the Foresterhill Health Campus is one of the largest hospital complexes in Europe containing Aberdeen's main hospitals and the Medical School of the University of Aberdeen. The site includes Aberdeen Royal Infirmary, Royal Aberdeen Children's Hospital and Maternity Hospital, the new Baird Family Hospital and specialist facilities for the offshore nature of Aberdeen such as the Hyperbaric clinic adjacent to Forest Grove House.



Aberdeen Royal Infirmary – 3 mins walk



Aberdeen City Centre – 15 mins by bus



Aberdeen City Centre – 9 mins by car



Aberdeen City Centre - 17 mins by bicycle



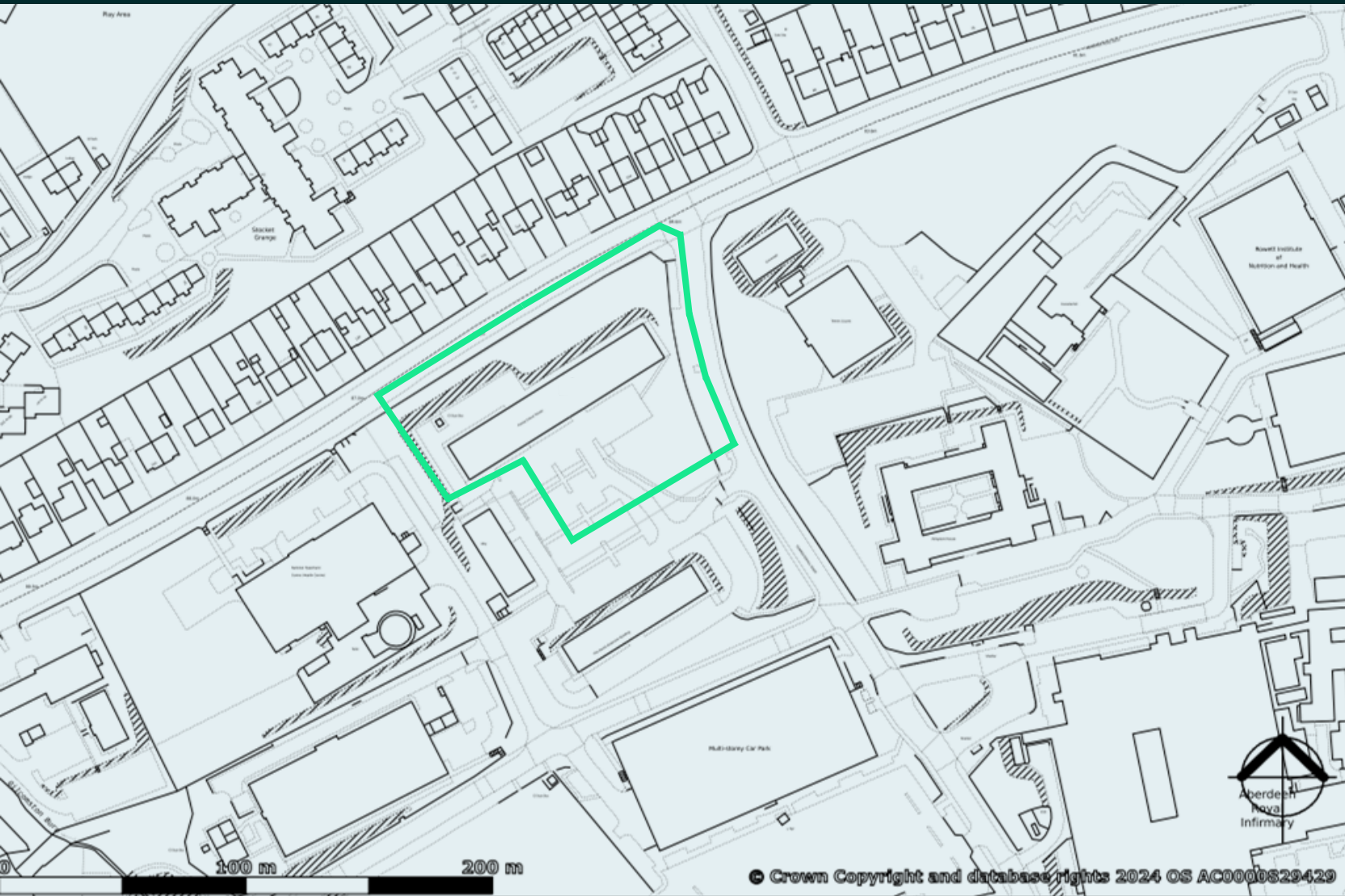
Closest bus stop – 4 mins walk



Aberdeen Airport – 12 mins by car



Aberdeen Airport - 33 mins by bus



Lease Terms

Subject to negotiation, the property is available on a new full repairing and insuring lease.

Viewings

Viewings are available strictly by prior arrangement with the joint agents.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Contact Us

Kathryn Bennett

Director

Operational Real Estate

M: +44 (0) 7982 717979

E: Kathryn.Bennett@cbre.com

Arron Finnie

Partner

Agency & Development

M: +44 (0) 7880 716900

E: arron.finnie@ryden.co.uk

Tom Garry

Apprentice Surveyor

Healthcare Investment Properties

M: +44 (0) 7833 350 270

E: Tom.Garry@cbre.com

Erin Chessor

Graduate Surveyor

Agency & Development

M: +44 (0) 7570 382544

E: erin.chessor@ryden.co.uk



DISCLAIMER

SUBJECT TO CONTRACT

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