

## OFFICE PREMISES

- > MODERN PAVILION SET WITHIN BANCHORY BUSINESS PARK
- > EXCELLENT ENERGY EFFICIENCY WITH 'A' RATED EPC
- > OPEN PLAN LAYOUT
- > GENEROUS CAR PARKING PROVISION
- > SIZE – 93.80 SQM (1,010 SQFT)
- > RENTAL – £10,000 PER ANNUM

TO LET

**SUITE 1, BURNETT HOUSE, BURN O' BENNIE ROAD, BANCHORY, AB31 5ZU**

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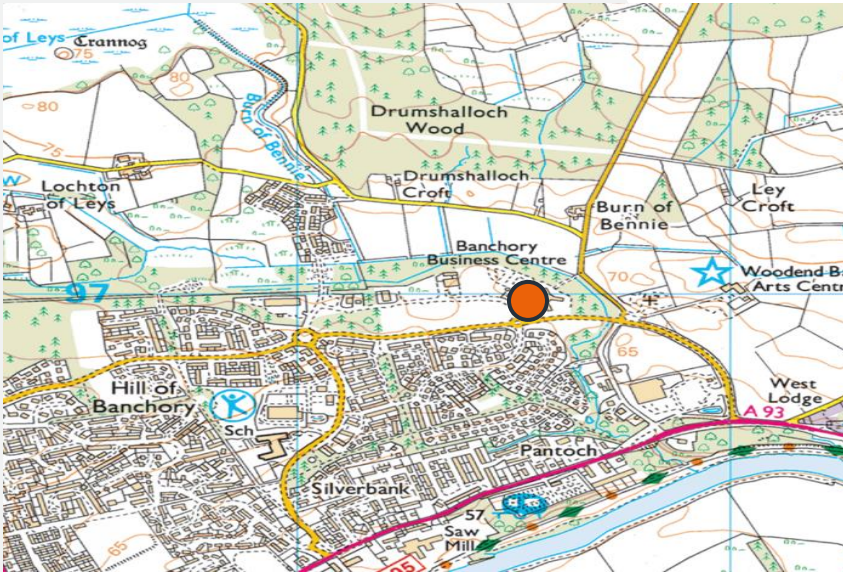




## LOCATION

The subjects are located on the outskirts of Banchory, a royal Deeside town which lies around 18 miles west of Aberdeen. The property is on the northeast side of Burn O' Bennie Road and is in proximity of the Hill of Banchory retail/business park. More specifically the subjects are located within the Leys Estate and provides a countryside setting for occupants.

Other occupiers within Burnett House and Banchory Business Centre itself include Leys Estate office, Burnett & Reid LLP, Homestart, Bancon Group and Grace May.

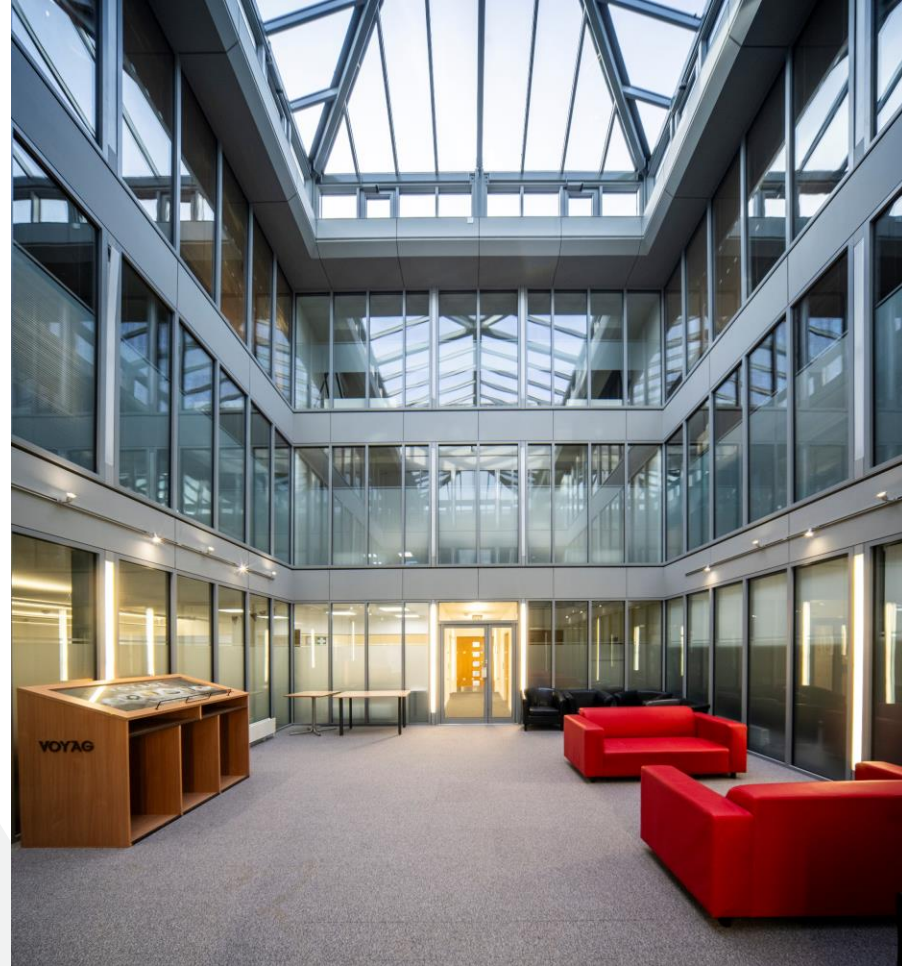
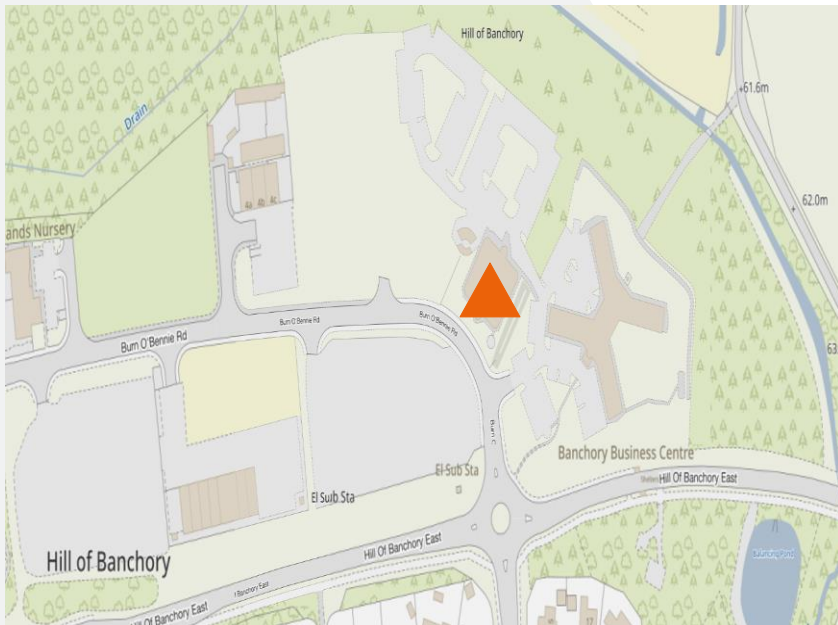




### DESCRIPTION

Burnett house is a three-storey detached office pavilion of modern construction. The available space comprises a suite within the ground floor level of the building. The accommodation provides an open plan office, incorporating predominantly glass partitions to form a private office and meeting room facilities. W.C and tea prep facilities are also provided.

The shared atrium located to the centre of the building offers a bright and airy breakout space.



Shared Atrium





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### ACCOMMODATION

| ACCOMMODATION | m <sup>2</sup> | ft <sup>2</sup> |
|---------------|----------------|-----------------|
| Suite 1       | 93.80          | 1,010           |

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

### KEY FEATURES

- Open Plan Accommodation
- Generous Parking Allocation
- Door entry access system
- Biomass (woodchip) heating system
- Natural & Mechanical Ventilation
- Rainwater harvesting system

### ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "A"

Further information and a recommendations report are available to seriously interested parties upon request.

## **RENTAL**

£28,000 Per Annum is sought.

## **RATEABLE VALUE**

The Rateable Value as of April 1st 2023 for the subjects is shown on the Scottish Assessors' website as follows:

- Ground Floor (South-East): £30,750.
- Ground Floor (Part): £9,300

Please note that the Rateable Values will require reassessment upon occupation.

## **VAT**

All figures quoted are exclusive of VAT at the prevailing rate.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



**For further information or viewing arrangements please contact the sole agents:**

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Melanie Grant, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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