

TO LET

Serviced Office Units



BANCHORY BUSINESS CENTRE, BURN O'BENNIE ROAD, HILL OF BANCHORY, AB31 5ZU

- FLEXIBLE SERVICED OFFICE SPACE
- IDEALLY SUITED FOR START-UPS AND SMALL TO MEDIUM BUSINESSES
- ONE PERSON OFFICES ALSO AVAILABLE
- GENEROUS PARKING

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

www.shepherd.co.uk

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The Banchory Business Centre is located within the Banchory Business Park which is to the east of Banchory, with excellent access to Aberdeen and the surrounding Banchory area. The development is easily accessible from either the Hill of Banchory West Road, Hill of Banchory South Road or Hill of Banchory East Road which itself is accessed directly off the A93, which serves as the main access road to Tesco.

DESCRIPTION:

Modern serviced office accommodation is available along meeting rooms, associated canteen and staff facilities.

The offices have a modern fit out and can include furniture and phone system if required.

RENTAL:

All inclusive rental packages are available on flexible lease lengths. Further details are available upon request.

ACCOMMODATION:

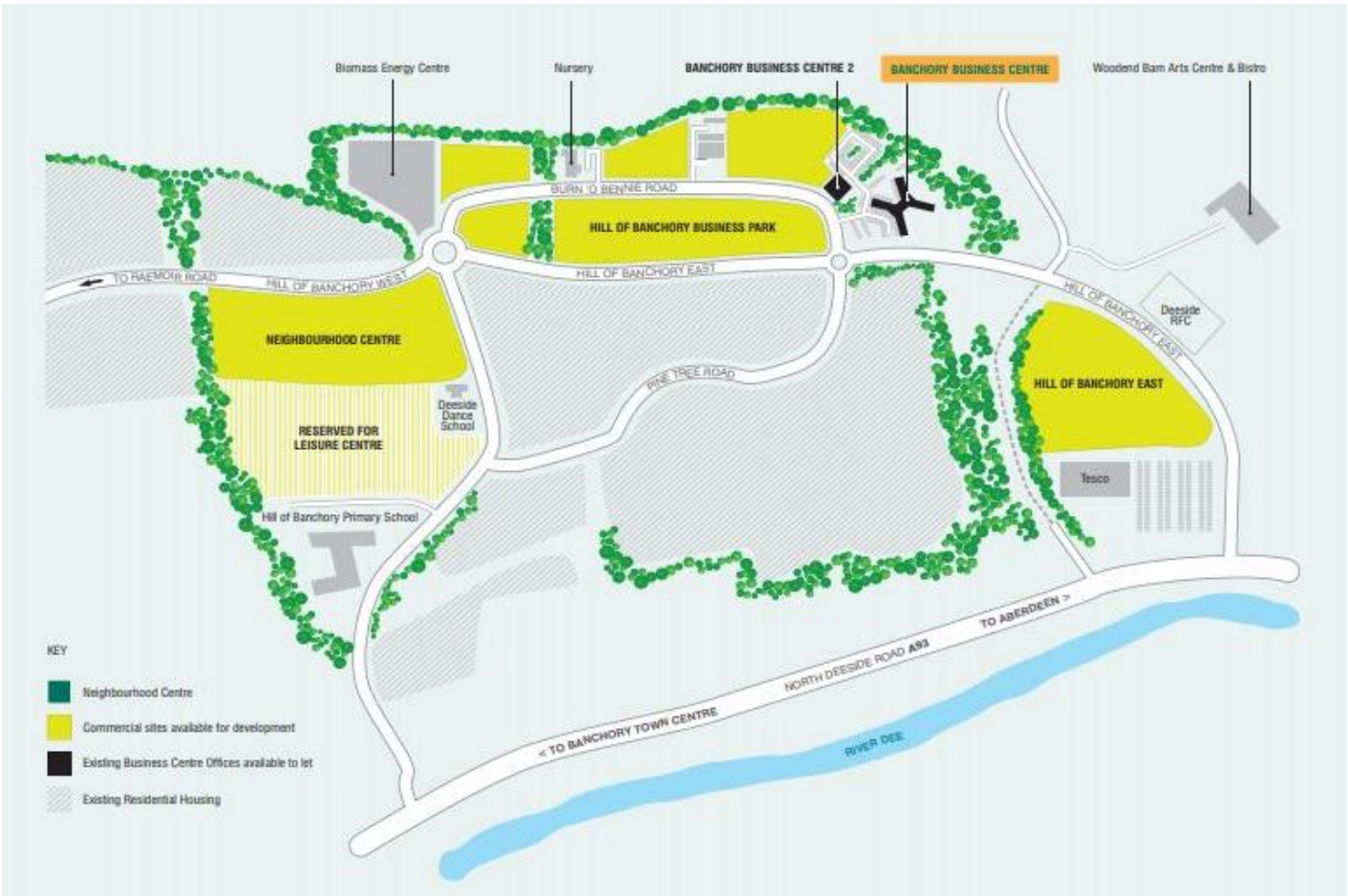
Accommodation	SQM	SQFT
Office (Suitable for up to 2 people)	10.96	118
Office (Suitable for up to 2 people)	17.46	188
Office (Suitable for up to 3 people)	19.41	209
Office (Suitable for up to 20 people)	173.17	1,864

VAT:

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

ENTRY DATE:

Immediate entry available.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J& E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



LEASE TERMS:

The accommodation is available either in individual suites or in any combination, for a flexible lease duration. Inclusive rental packages are also available, such packages to include:

- Rent
- Rates
- Service charge
- Electricity Consumption
- Building Insurance
- Furniture and Telephones

Supplementary business support services are available at additional cost.

LEGAL COSTS:

Each party will pay their own legal costs. The ingoing purchaser/tenant will be responsible any LBTT and Registration Dues applicable.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: June 2019
Contact: Mark McQueen
Email: mark.mcqueen@shepherd.co.uk
Tel: 01224 202 800

