



FG Burnett

To Let

Suites 1 & 2, Hilldowntree Business Centre

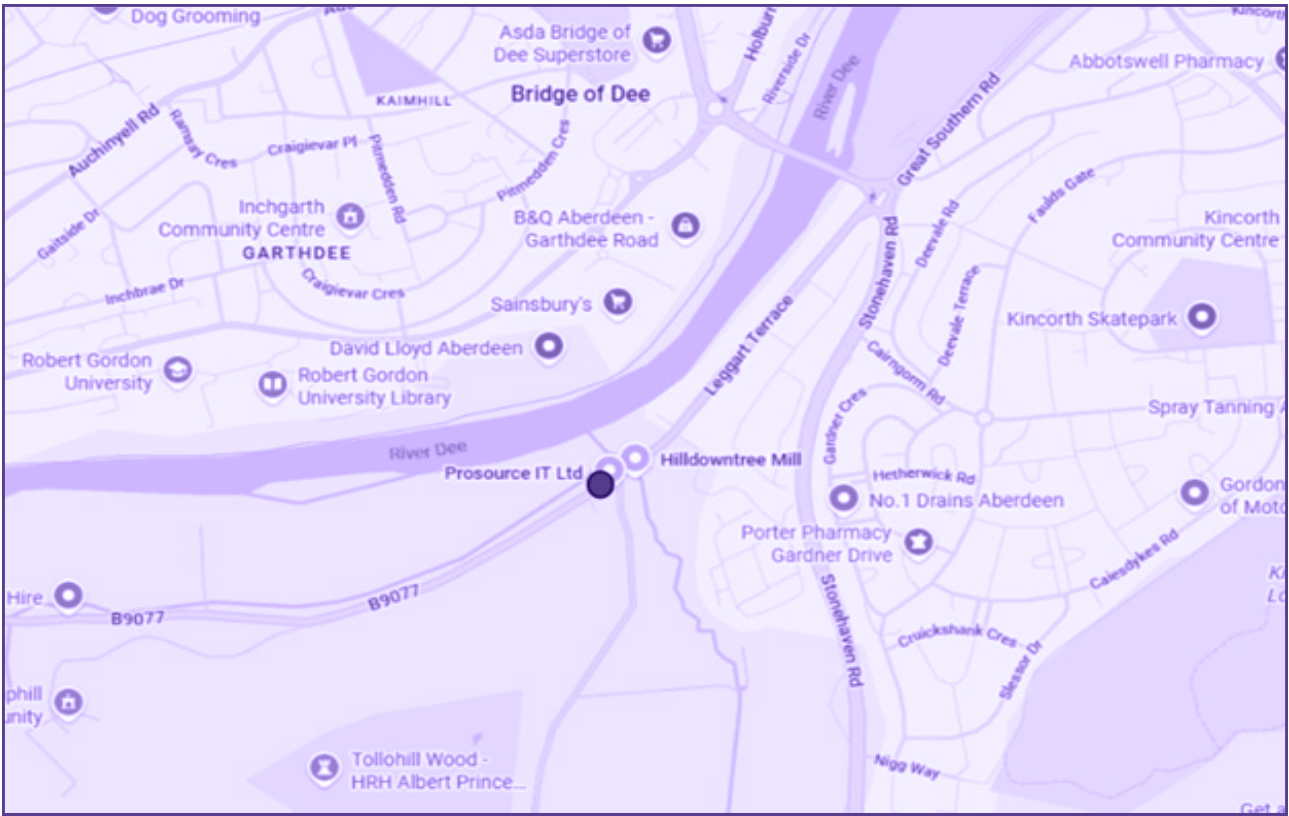
Banchory Devenick, Aberdeen, AB12 5YL
215.48 sq.m | 2,319 sq.ft

- Modern Office Accommodation
- Excellent Car Parking Provisions with EV Charging Points



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located on the south side of Leggart Terrace, adjoining to the B9077, approximately 2.3 miles southwest of the City Centre. By virtue of its proximity to the Bridge of Dee Roundabout, the property benefits from excellent access to the south of Aberdeen, Altons Industrial Estate and the City Centre. Garthdee Retail Park is located just walking distance away with retailers such as Sainsburys, Currys, Boots, B&Q, and Asda represented. Other amenities within the vicinity include Porter Pharmacy, David Lloyds Fitness Club and Paul Lawrie Golf Centre.

Description

The accommodation comprises two semi-detached office buildings of traditional stone construction with harling sections, beneath a pitched and hipped slate-clad roof which contains flat central sections.

Internally, the property provides two areas of open-plan office accommodation, along with three meeting rooms and a number of individual offices. Centrally located facilities include a tea prep/staff area, cleaners' cupboard, designated male and female WCs, and an accessible WC.

The floors are of suspended timber construction and are carpeted throughout, incorporating integrated floor boxes, with raised access wall-mounted power sockets provided across the accommodation.

Natural daylight is afforded by large double-glazed timber frame windows, while artificial lighting is provided by wall-mounted up lights within the open-plan offices, together with a combination of LED recessed spotlights and fluorescent ceiling lights within the cellular offices and tea prep areas.

The open-plan office areas benefit from a full-height void, exposing the timber and steel framework and incorporated Velux roof light windows

The building benefits from a ventilation system throughout, with heating provided by wall mounted electric panel heaters. Additional services include superfast broadband, an intruder alarm and a fire alarm system.

Externally, there is excellent car parking provision to the west of the property, offering approximately 20 spaces, together with four electric vehicle charging points which the existing tenant installed.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Area derived:

Suite 1	103.93 sq.m	1,119 sq.ft
Suite 2	104.08 sq.m	1,120 sq.ft
Kitchen	7.47 sq.m	80 sq.ft
Total	215.48 sq.m	2,319 sq.ft

Rent

£35,000 per annum, exclusive of VAT.

Lease Terms

The subjects are available on full repairing and insuring terms for a period to be agreed.

Rateable Value

The Rateable Value effective from 1st April 2023 is £27,500.

The Valuation Roll shows a draft value effective from 1st April 2026 of £23,250.

Rates Details

Any incoming 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

EPC

Copy available on request.

VAT

VAT will be payable in addition monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

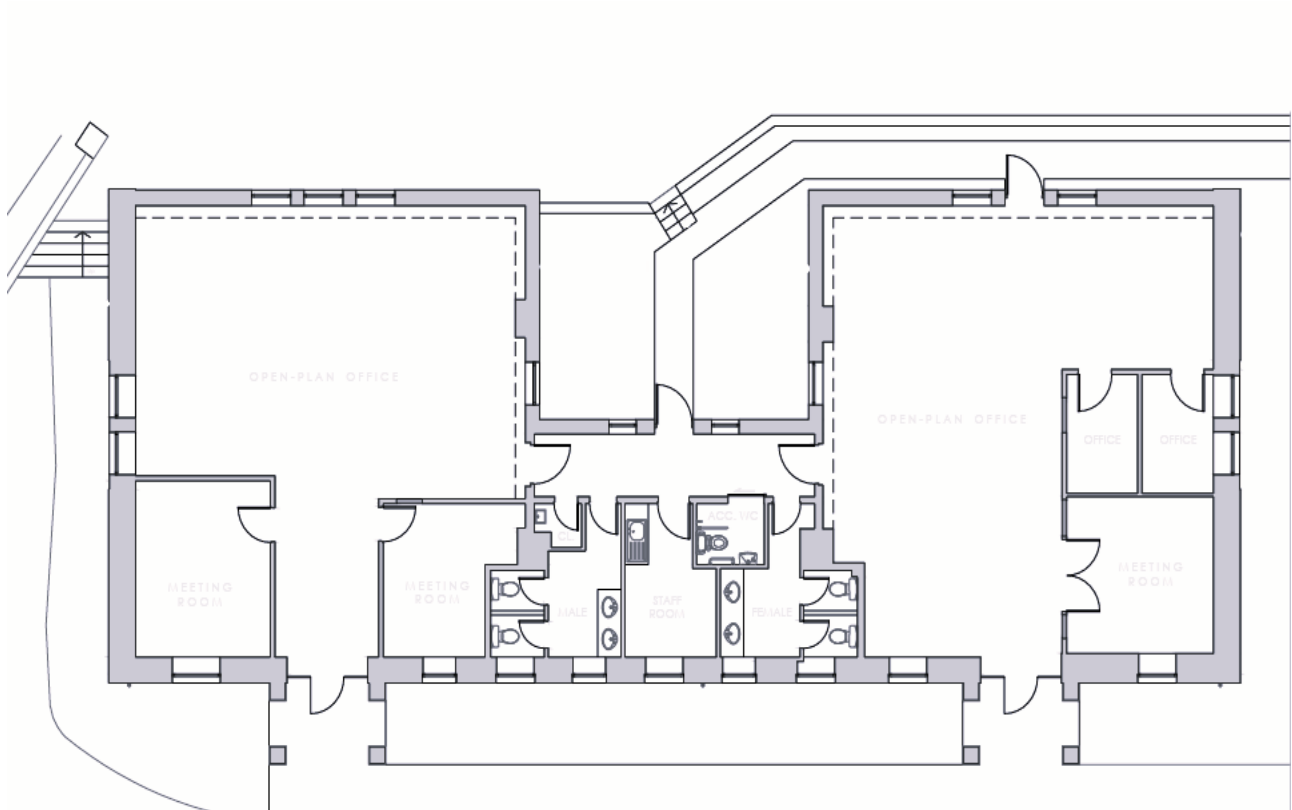
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

The property will be available from 1 July 2026.







Viewings & Offers

All offers should be submitted in writing to the sole agent.

Graeme Nisbet

t: 01224 597 532

e: graeme.nisbet@fgburnett.co.uk

Adam Martin

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