Ryden

TO LET

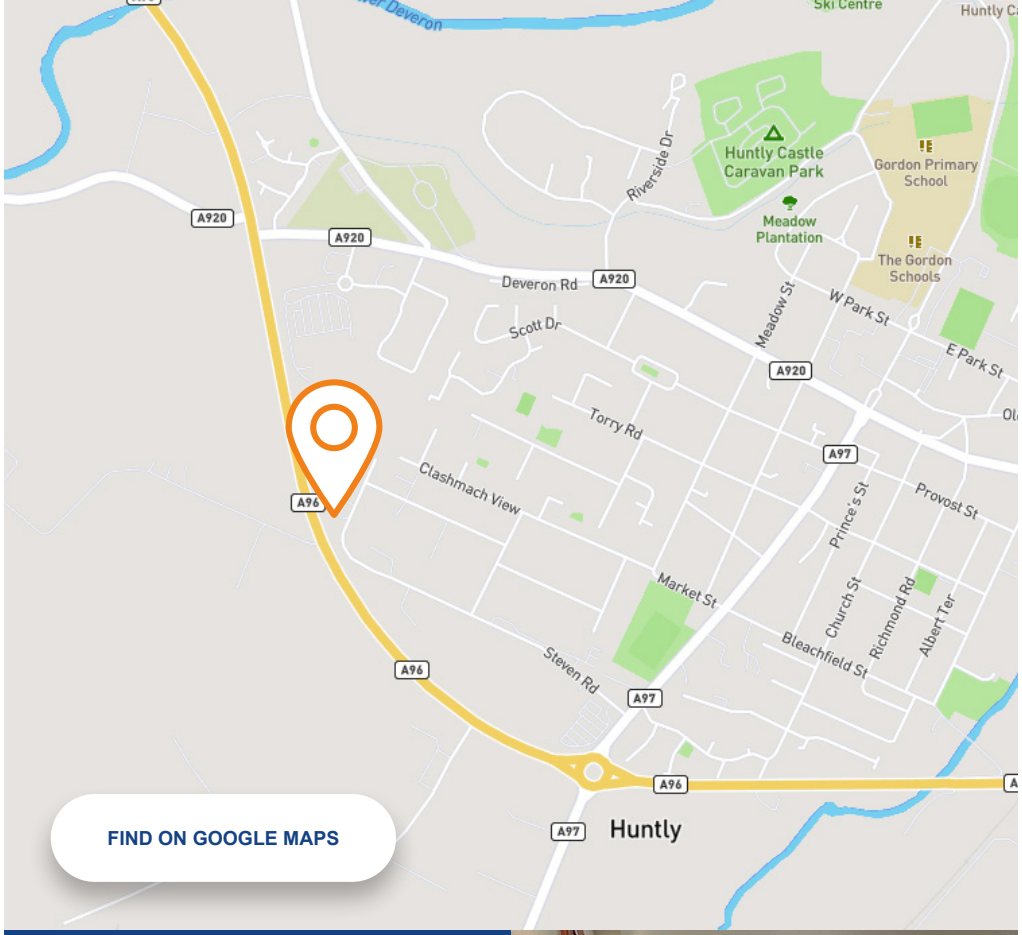
DETACHED SINGLE STOREY OFFICE BUILDING

368 SQ M (3,961 SQ FT)

STRATHDEVERON HOUSE
STEVEN ROAD
HUNTLY
AB54 8SX

- OFFICE BUILDING
- SUITABLE FOR ALTERNATIVE USES
- GENEROUS PARKING ALLOCATION

FIND OUT MORE AT RYDEN.CO.UK



SINGLE STOREY OFFICE BUILDING WITH GENEROUS CAR PARKING

LOCATION

The subjects are situated on Steven Road on the western most periphery of the Huntly Industrial Estate, which in turn lies a short distance north of the A96 Aberdeen-Inverness trunk road. Huntly lies 39 miles north-west of Aberdeen, with a population of approximately 4,300 and is the main service and employment centre to the north area of Marr within Aberdeenshire. Surrounding occupiers include Deans of Huntly, ASDA, Rizza's of Huntly, Jewson Building Merchants & Huntly Auto Services.

DESCRIPTION

The subjects comprise a detached single storey office building with associated car parking. Externally the subject is of blockwork construction with render under a pitched, tiled roof. Internally,the subjects provide an open plan reception area with adjacent meeting rooms alongside a number of private offices as well as kitchen and WC facilities. The subjects are primarily carpeted throughout and heating is by way of electric panel heaters. There is a car park providing 20 car parking spaces. The perimeter is laid to lawn.

ACCOMMODATION

We calculate the following approximate Net Internal floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

DESCRIPTION	SQ M	SQ FT
TOTAL	368	3,961

RATING

The subjects are currently entered into the Valuation Roll at £27,000 with effect from 1st April 2026.

RENT

Upon application.

LEASE TERMS

The property is offered on Full Repairing Insuring (FRI) terms. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

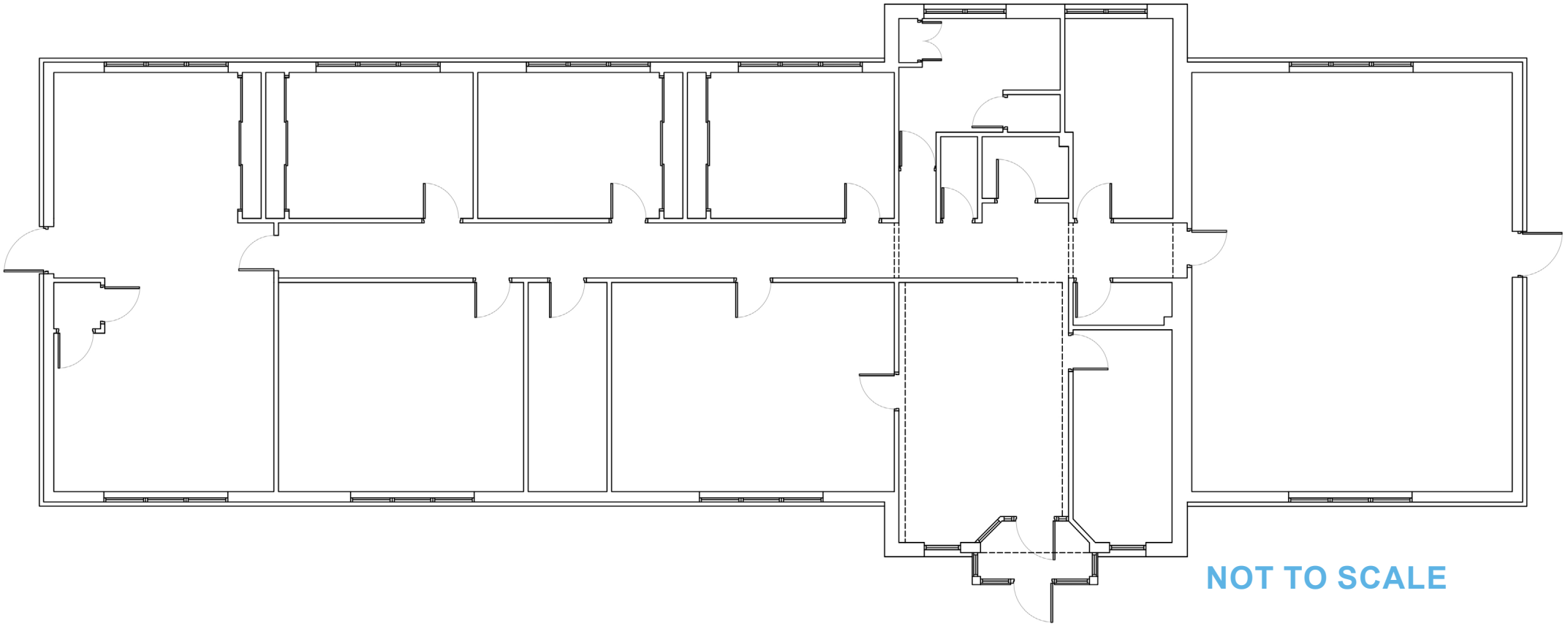
EPC

The building has a current Energy Performance Certificate of B.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease, with the ingoing tenant liable for LBTT and registration dues in the normal manner.

PLAN



NOT TO SCALE

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(3,961 SQ FT)

GET IN TOUCH

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

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Ryden

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 identif ying 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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2026**