

TO LET

**DETACHED
INDUSTRIAL UNIT
WITH YARD**

Within an established industrial location

GIA: 430.02 sqm (4,629 sqft)

Secure Yard : 1,413 sqm
(15,210 sqft)

Rental : £50,000 per annum



FIND ON GOOGLE MAPS

**UNIT 15, DENMORE INDUSTRIAL ESTATE, DENMORE ROAD,
BRIDGE OF DON, ABERDEEN, AB23 8JW**

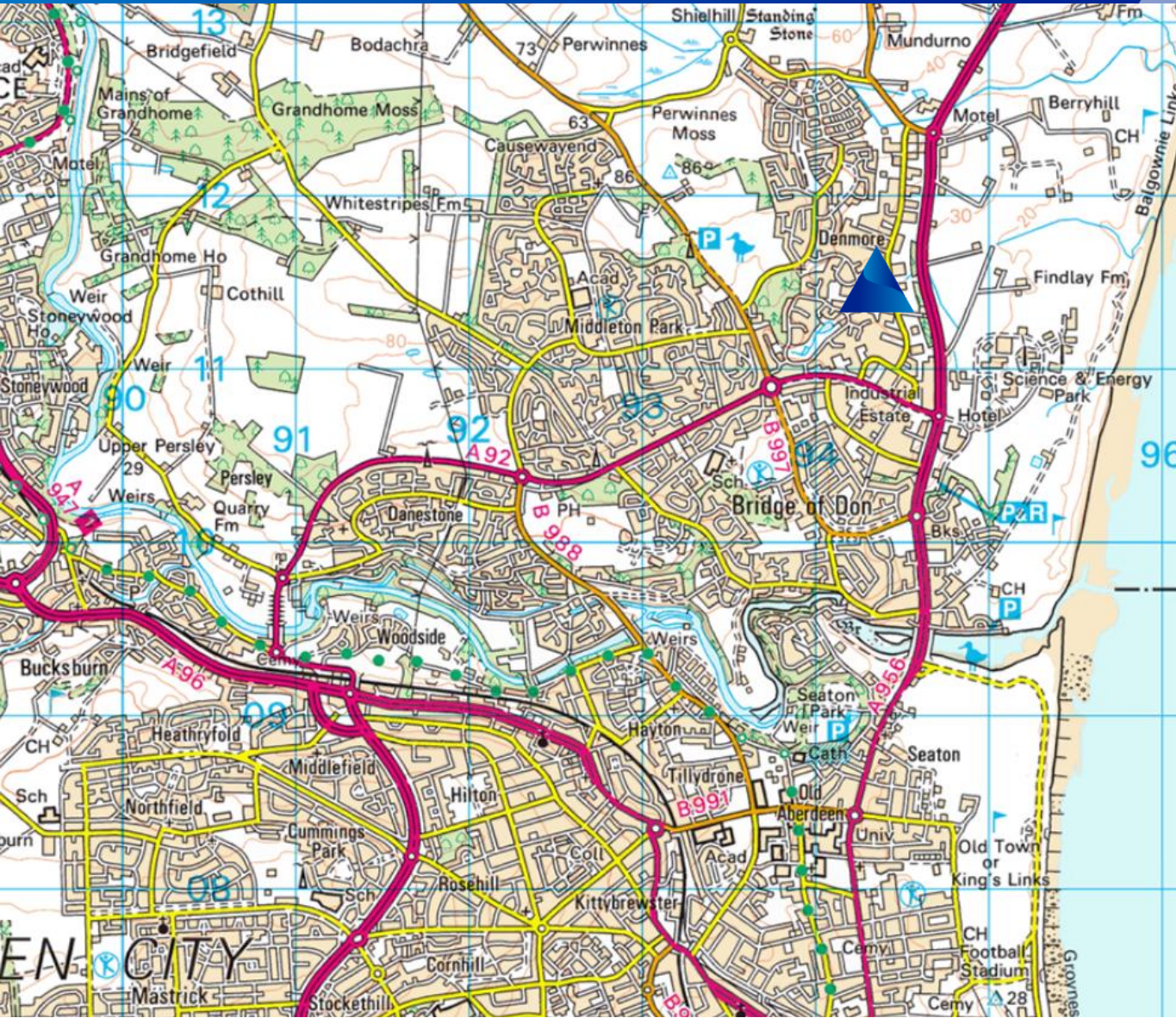
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

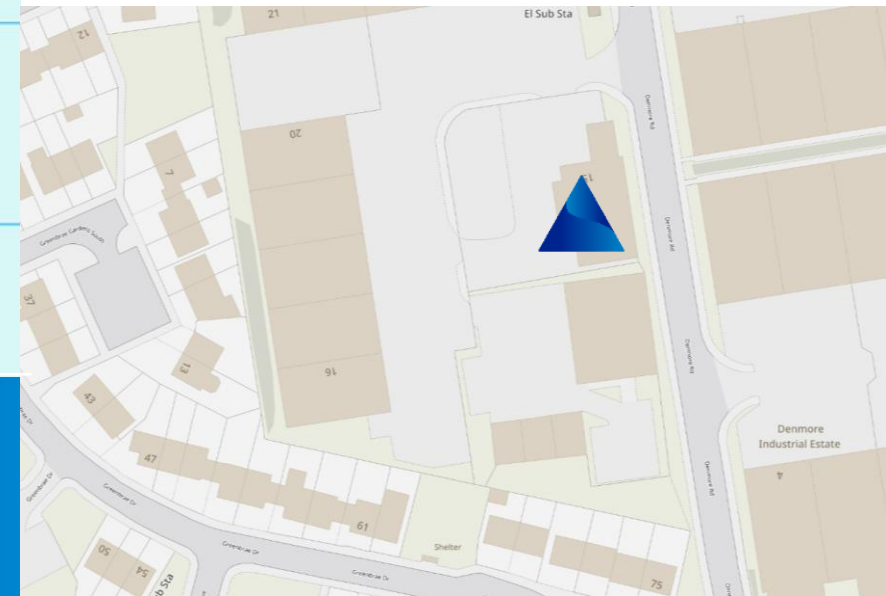
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The subjects are situated within Denmore Industrial Estate which is located within Bridge of Don approximately 3 miles north of Aberdeen city centre.

The Estate is a popular business location which benefits from rapid access onto the A90 trunk road and main arterial routes serving the city.

The subjects also benefit from being in close proximity to the AWPR along with being on a prominent roadside location.



Detached Industrial Unit with Yard



FIND ON GOOGLE MAPS



Description

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The subjects comprise a detached building which is situated within a site which also provides a secure storage yard.

The main workshop is of steel portal frame construction with the walls being of brick to approximately 5M and thereafter clad in profile metal sheeting. Vehicular access is provided by way of two roller shutter doors and the unit has an eaves height of 6.8M.

An additional workshop has been constructed to the east of the main workshop and is of a steel portal frame construction with brick walls to approximately 3M thereafter clad in profile metal sheeting. Vehicular access is via a roller shutter door.

The office building is of a brick work construction with a flat roof over. Internally, the offices are laid out to provide private office accommodation with male and female toilets along with a tea prep area.

There is also yard area to the front of the property by means of two separate entrances.

Accommodation

	m ²	ft ²
Workshop 1	271.80	2,926
Workshop 2	98.25	1,058
Office	59.97	645
TOTAL	430.02	4,629

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rateable Value

The subjects are entered in the Valuation Roll at a Rateable Value of £39,000. An incoming occupier would have the opportunity to appeal this Rateable Value.

Lease Terms

Our clients are seeking to lease the subjects on a Full Repairing and Insuring basis for a period of negotiable length. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rental

£50,000 per annum. As is standard practice, this will be payable quarterly in advance.

Energy Performance Certificate

The subjects have the following EPC Rating:- D+

Further information and a recommendation report is available to seriously interested parties upon request.

Entry

Upon conclusion of legal missives.

VAT

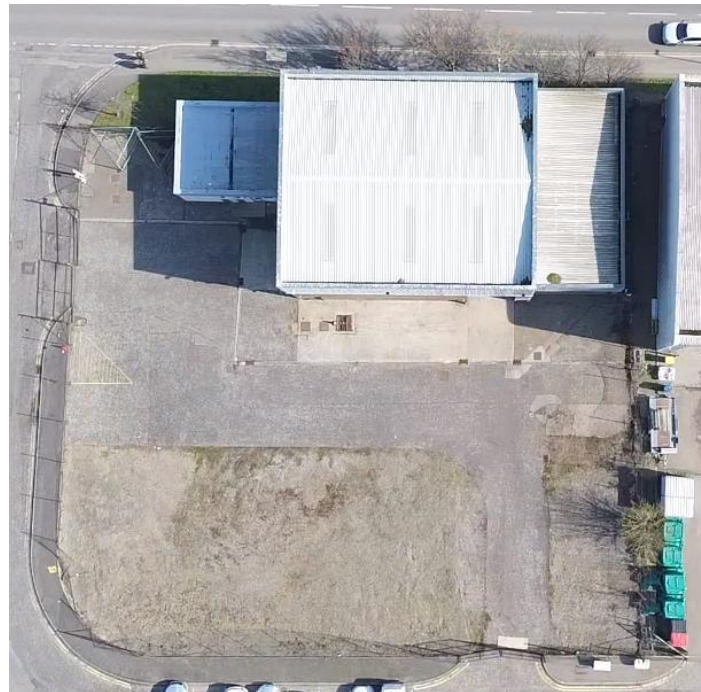
All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will bear their own legal costs in the documenting of this transaction. Any Registration dues and LBTT will be the responsibility of the ingoing tenant.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.



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. PUBLICATION DATE MARCH 2025

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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