

# Denmore Road

BRIDGE OF DON, ABERDEEN, AB23 8JW

FOR SALE DETACHED INDUSTRIAL UNIT WITH OFFICE ACCOMODATION





### KEY HIGHLIGHTS

- Prominent unit on Denmore Road
- 1,499.7 Sq.m (16,143 Sq. ft)
- Strong transport links to Ellon and Peterhead
- Situated in close proximity to the A90 (AWPR)
- Located nearby to Bridge of Don Retail Park
- Freehold opportunity

## LOCATION

The premises is located approx. 4 miles north of Aberdeen city centre on the west side of Denmore Road, the main arterial road in the heart of the wider Bridge of Don estate. It benefits from excellent access to the City Centre along with Ellon, Peterhead and the north. The opening of the new A90 in 2019, has further improved access to Aberdeen International Airport and the south of the city with the closest junction located approx. 1.5 miles north of the estate. Surrounding occupiers include, Altrad, Fugro and Centurion.

The unit is located nearby to Bridge of Don Retail Park which provides amenity such as M&S Foodhall, Costa Coffee and Home Bargains.

## ACCOMODATION

FLOOR AREA	SQ M	SQ FT
Warehouse	950.22	10,228
Ground Floor Office	370.38	3,987
First Floor Office	179.09	1,928
<b>Total gross internal floor area</b>	<b>1,499.7</b>	<b>16,143</b>

## DESCRIPTION

The subjects comprise an industrial unit with office accommodation over ground and first floor level. The warehouse features a concrete floor with two electric roller shutter doors and one manual roller shutter door. Lighting is provided via highbay halogen fittings. Heating is provided via a mixture of ambirad heaters and gas warm air blowers.

The office accommodation provides a mixture of open plan and cellular space, benefiting from suspended ceilings, CAT 2 lighting and carpet tiles throughout. Power and data services are provided by perimeter trunking.

Dedicated parking is provided at the front of the unit.

## RATEABLE VALUE

The premises are entered into the valuation roll with a value £90,000 effective as of the 1st April 2023.



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### PRICE

Offers are invited for the heritable interest (Scottish equivalent to freehold).

### EPC

A copy of the energy performance certificate can be provided on application.

### VAT

All prices quoted within this brochure are exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs in the respect of this transaction. The incoming tenant will be responsible for any Land and Buildings Transaction tax and registration due, if applicable.

### VIEWINGS AND OFFERS

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in Scottish Legal form.

### ENTRY

Immediate upon conclusion of legal missives.

### CONTACT

For further information please contact:

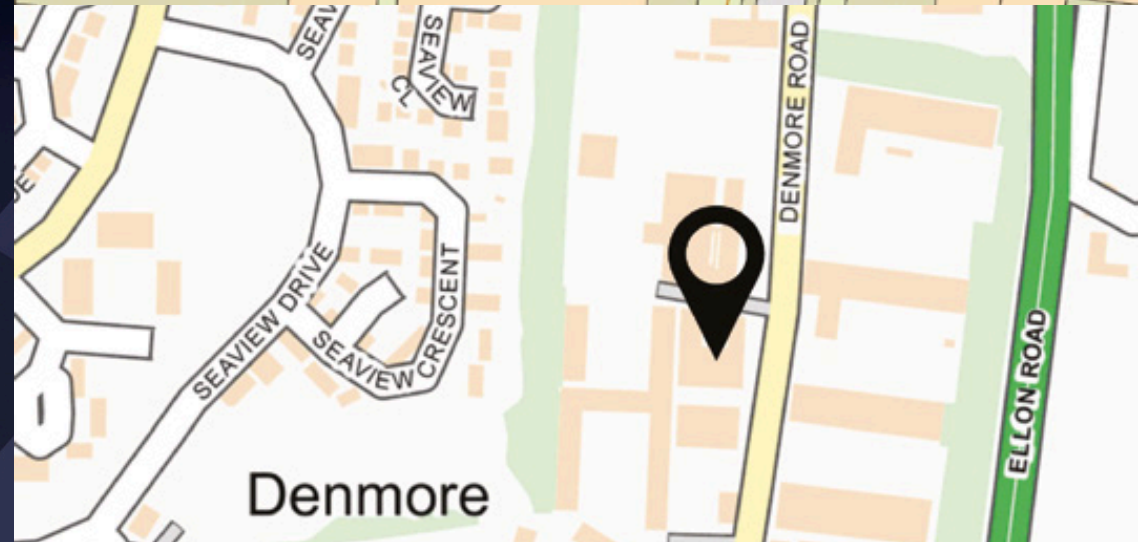
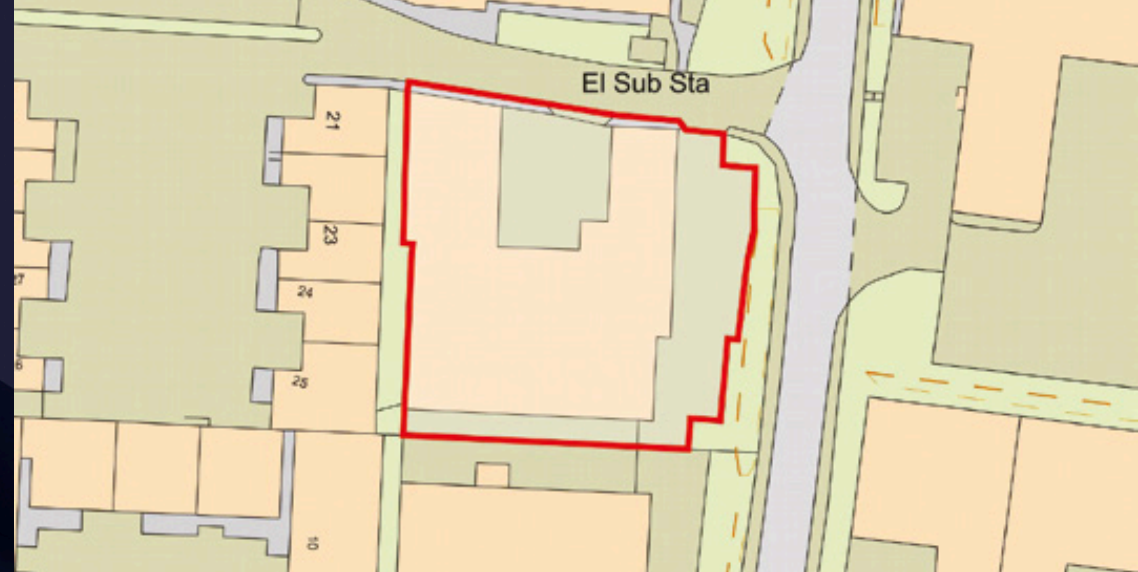


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