

TO LET

Office Premises

Situated within popular business location

Detached Premises

Large Car parking area

Size – 249.20 SQM (2,682 SQFT)

Potential to Sub-divide

Rental - £22,500 per annum



WHAT 3 WORDS

**MURCAR HOUSE, DENMORE ROAD, BRIDGE OF DON, ABERDEEN,
AB23 8JW**

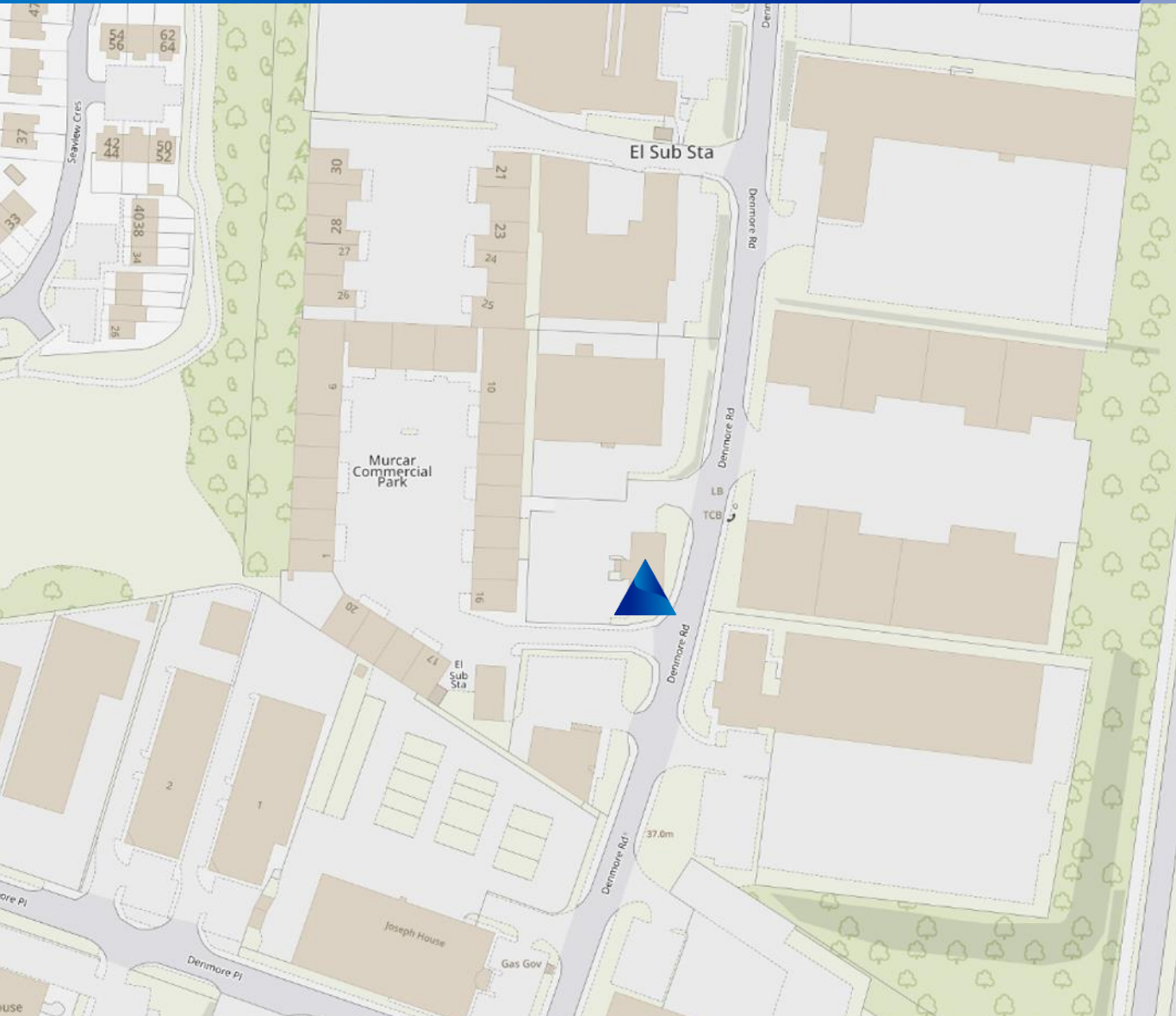
**CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | 01224 202828 | shepherd.co.uk
James Cavanagh, james.cavanagh@shepherd.co.uk | 01224 202814 | shepherd.co.uk**





Location

MURCAR HOUSE, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW



The premises are located on the west side of Denmore Road in the heart of Bridge of Don Industrial Estate which is some four miles north of Aberdeen City Centre and just a short distance south of the AWPR Blackdog Interchange.

The location is home to a number of industrial and office occupiers and is also well served with local amenity to include Costa, M&S, Superdrug and Mill of Mundurno restaurant.

Office premises within popular
Business location



FIND ON GOOGLE MAPS



Description

MURCAR HOUSE, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW



The premises comprise a detached two storey office of block and brick construction which has been harled externally with a flat roof.

Internally, the premises provide office accommodation with male and female w.c. and tea making facilities on both levels. In addition, there is a reception area at ground floor.

The premises have recently been refurbished with the office areas carpeted throughout, suspended ceilings installed with LED lighting with heating by way of a gas fired central heating system.

Car Parking

The premises benefit from a large car park that can accommodate 30 vehicles provide a parking ratio of 1:90 sqft.

Accommodation

	m ²	ft ²
Ground Floor	124.70	1,342
First Floor	124.50	1,340
TOTAL	249.20	2,682

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



The Detail

MURCAR HOUSE, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

Rental

£22,500 per annum exclusive of VAT.

Lease Terms

The premises are held on a full repairing and insuring lease expiring 31st December 2028.

The landlord will give consideration to a longer lease term.

Sub-division

Consideration will be given to lettings on a floor by floor basis.

Rateable Value

The Rateable Value for the property as of 1st April 2026 is shown on the Scottish Assessors' website as £27,250.

An ingoing occupier will have the ability to appeal the rateable value.

A single floor letting may qualify for rates relief under the small business rates relief scheme with further information available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of 'C'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk



James Cavanagh

james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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.

shepherd.co.uk

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 JUNE 2026

