

TO LET
INDUSTRIAL UNIT

 GRAHAM
SIBBALD



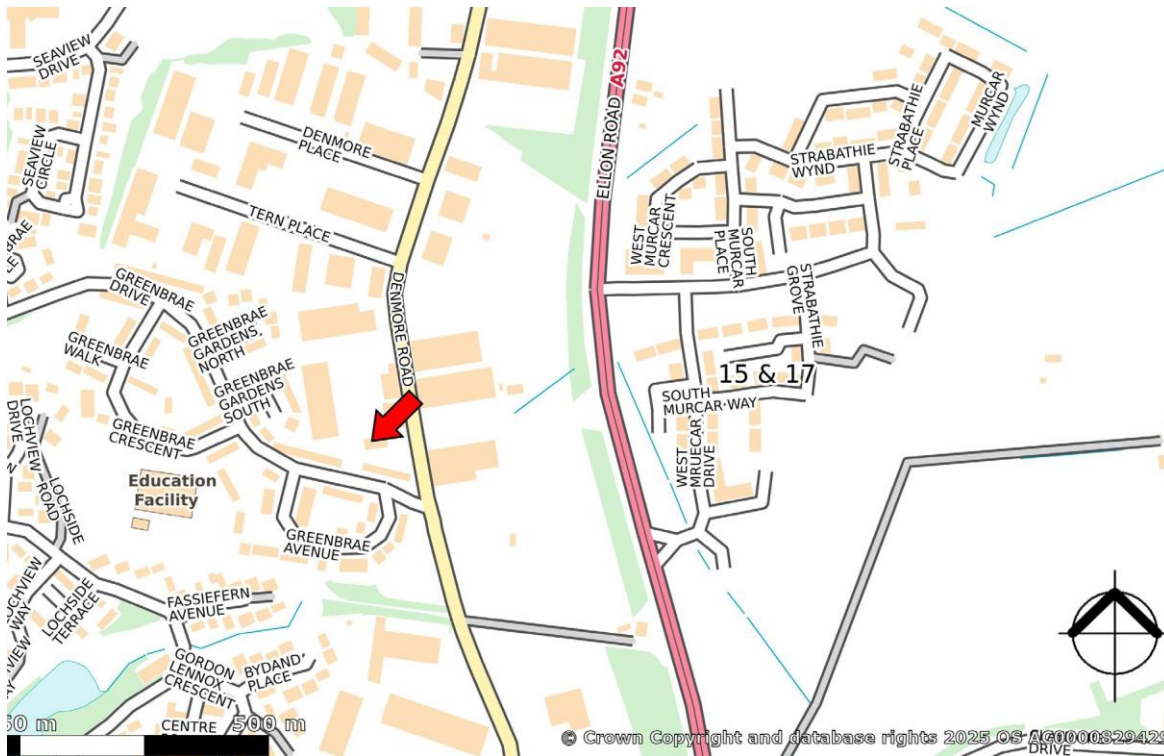
**Unit 27 Denmore Industrial Estate,
Denmore Road, Bridge of Don,
Aberdeen, AB23 8JW**

- Located within the Denmore Industrial Estate
- GIA — 213 sq.m (2,293 sq ft)
- Three roller shutter doors
- Five dedicated car parking spaces

LOCATION

The property is situated off Denmore Road which is a predominantly industrial location within Bridge of Don. Bridge of Don is approximately 5 miles north of Aberdeen City Centre. There are excellent transport links such as the AWPR and the Ellon Road that connect Bridge of Don to Aberdeen.

Nearby surrounding occupiers include: Centurion, Eurocell Aberdeen, Sodexo. While the Bridge of Don Retail Park is nearby with B&Q, M&S Simply Food, Home Bargains and Costa Coffee.



DESCRIPTION

The property is of steel portal frame construction with brick and profile metal sheet wall. The roof is pitched profile metal sheet roof with translucent panels.

The property comprises of a detached warehouse with ancillary office and welfare accommodation. The warehouse benefits from three roller shutter doors. Within the property there is office accommodation as well as a kitchenette and WC facilities. To the front of the property there is dedicated car parking for 6 cars.

ACCOMMODATION

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

Description	Sq M	Sq Ft
TOTAL	213.00	2,293

RENT

£20,000 per annum

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RATEABLE VALUE

The property is entered in the current valuation roll as follows: Rateable Value - £18,500. The Uniform Business Rate Pounding for the year 2025/2026 is 49.8p.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

EPC

Full documentation can be provided to interested parties upon request.

VAT

All figures quoted are excluded of VAT, which is applicable.

ENTRY

To be agreed, upon completion of formalities.

LEGAL COSTS

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

VIEWINGS

To arrange a viewing or for further information, please contact the letting agents: