

TO LET
WAREHOUSE IN BRIDGE OF DON



**UNIT 10, BARRATT TRADING ESTATE, DENMORE
ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW**

- Gross Internal Area — 492.94. sq.m (5,306 sq. ft)
- Located within an Established Industrial Location



To arrange a viewing please contact:



Euan Rolland
 Surveyor
 euan.rolland@g-s.co.uk
 07825 875303



Chris Ion
 Partner
 chris.ion@g-s.co.uk
 07717 425298

LOCATION

The property is located in the Barratt Trading Estate fronting Denmore Road within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre.

Major occupiers established within the Estate include Sterling Furniture, Sparrows Offshore, Fugro, B&Q and Marks & Spencers.

DESCRIPTION

The unit comprises a mid-terraced industrial unit within a mixed use development of 14 similar units. Internally, the subjects comprise of a workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- Vehicle access via an electric roller shutter door
- 3 phase power supply
- Open plan office accommodation with a meeting room

ACCOMMODATION

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

	Sq. m	Sq. ft
Warehouse	378.11	4,070
Offices	114.83	1,236
Total	492.94	5,306

RATING

The property is entered in the current valuation roll as follows: Rateable Value - £31,500. The uniform business rates for 2024/2025 is 49.8p in the £.

LEASE TERM

The unit is available on a new Full Repairing and Insuring Lease, for a period to be agreed.

RENT

£45,000 per annum, exc.

VAT

All prices, rent and premiums quoted are exclusive of VAT, which is applicable.

EPC

The property currently has an EPC rating of 'B'. Full documentation can be provided to interested parties upon request.

ENTRY

By arrangement.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming 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 sole letting agents:

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.
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