

UNITS
9 & 10
UNDER REFURBISHMENT

TO LET (MAY SELL) REFURBISHED INDUSTRIAL UNITS

Denmore Industrial Estate

Denmore Road, Bridge of Don, Aberdeen, AB23 8JW

- Highly prominent units with visibility from Denmore Road
- Ready for immediate occupation • Secure yard available

TO LET (MAY SELL)

REFURBISHED INDUSTRIAL UNITS

Location

Denmore Industrial Estate is located in the heart of Bridge of Don, approximately four miles north of Aberdeen City Centre. The estate benefits from direct access onto Denmore Road, which features a number of industrial and trade counter occupiers

Additionally, the estate is in close proximity to the A90 and the Blackdog junction of the Aberdeen Western Peripheral Route (AWPR) which provides easy access to the north, south and west of the city.

Bridge of Don has benefited from recent private and public investment to provide a mixture of good quality industrial and office space with local amenities, such as Costa Coffee, Grub, M&S Foodhall and McDonalds. The AWPR has also ensured that Bridge of Don is well connected with the rest of Aberdeen and the surrounding areas.

Industrial occupiers within close proximity include Eurocell, Sparrows, Speedyhire and Rollstud.

Description

The estate houses 12 similar industrial units of various sizes and configurations, across three terraces. Each unit comprises of mainly warehouse accommodation with ancillary office accommodation.

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Units 3 & 4

Both units have benefited from a significant refurbishment and provide good quality warehouse and office accommodation, finished to a high standard.

The specification includes painted concrete floor and plasterboard walls, new LED lighting, electric roller shutter doors and three phase power in each unit.

The units can be let in combination or individually and are available for immediate occupation.

Units 9 & 10

Both units are to be extensively refurbished and benefit from a new roof and high level cladding. Internally both units feature open plan warehouse accommodation benefitting from an eaves height of 6m, three phase power, electric roller shutter door and LED lighting throughout. Each unit also benefits from open plan office and welfare accommodation arranged over ground and first floor.

Units 9 & 10 can be let separately or as one large unit. Externally the units benefit from extensive yard and car parking areas.

Floor Areas

We have measured the gross internal area (GIA) of the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following areas:

Unit	Description	Sq.M	Sq.Ft
Units 3	Office	59.94	645
	Warehouse	511.90	5,510
	Total	571.84	6,155
Units 4	Ground Floor Office	210.23	2,263
	First Floor Office	210.23	2,263
	Warehouse	408.42	4,396
Total	828.87	8,922	
Unit 9 *	Office	104.98	1,130
	Warehouse	404.03	4,349
Total	509.01	5,479	
Unit 10 *	Office	40.97	441
	Warehouse	472.04	5,081
Total	513.01	5,522	
Yard		1,590.17	17,117

**Floor Areas quoted for Units 9 & 10 post refurbishment works.*

PROMINENT INDUSTRIAL UNITS & LARGE YARD



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PROMINENT INDUSTRIAL UNITS & LARGE YARD



Units 3 & 4 Front



Units 3 & 4 Rear



Units 9 & 10

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Lease Terms

The subjects are available on new full repairing and insuring lease. Any medium / long term leases will provide for periodic rent review. Rent on application.

Rateable Value

The subjects are currently entered into the valuation roll as follows:

Units 3 & 4 **£84,000**

The units will require to be reassessed should the properties be let as single units, and also in the case of Units 9 & 10 on completion of the refurbishment works.

Energy Performance Certificates

Units 3 & 4 **D***
Units 9 & 10 **C****

* Currently in draft. Estimated as C upon pending reassessment.
** Subject to reassessment on completion of the refurbishment works.

Copies of the certificates can be made available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming will be responsible for any Land and Buildings Transaction Tax and registration dues, as applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Viewing & Offers

To arrange a viewing or for further information, please contact Knight Frank or Montagu Evans.



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