



WAREHOUSE & SECURED YARD
DIRECTLY OPPOSITE ENTRANCE TO BRIDGE OF DON RETAIL PARK



TO LET
Site 17, Denmore Road

Bridge of Don, Aberdeen, AB23 8JW

Warehouse extending to 787.3 sq.m (8,474 sq.ft)

With Secure Yard 862.6 sq.m (9,285 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The premises are located on Denmore Road, the main arterial road in the heart of Bridge of Don Industrial Estate. It is approximately 4 miles north of Aberdeen city centre and benefits from excellent access to Ellon, Peterhead and the wider north.

Furthermore, the opening of the AWRP (A90) in 2019 has enhanced access to Aberdeen International Airport and the south. The closest junction is approximately 1.5 miles north of the site at Blackdog.

Nearby commercial occupiers in the near vicinity include Sparrows Offshore, Fugro Survey Limited, Ferguson Seacab and OEG Offshore UK. In addition, the neighbouring retail park is home to B&Q, Costa Coffee, M&S, Home Bargains, Trade Point and Pets at Home.

DESCRIPTION

A detached industrial building of warehouse and two storey office accommodation. There is also a secured yard with access directly off Denmore Road.

The building is of steel portal frame construction with blockwork walls to dado height and insulated metal cladding above with a pitched roof.

The warehousing element consists of solid concrete floors with natural lighting provided via translucent roof panels. Vehicular access is provided by two electric roller shutter doors. Internally the warehouse is large open plan space with a separate store room and toilet facilities.

The two storey office accommodation, extending to 591.8 sq.m. (6,370 sq.ft) is also available for lease, albeit will require a comprehensive refurbishment.

RENT

On application.

RATEABLE VALUE

The property is contained in the Valuation Roll as Retail Warehouse with a Rateable Value of £81,000 with effect from 1 April 2023.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

Flexible lease terms available.

EPC

Copy available on request.

VAT

Any price quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

FLOOR AREAS

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas calculated: -

Warehouse	787.3 sq.m	8,474 sq.ft
Secure Yard	862.6 sq.m	9,285 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

JONATHAN NESBITT

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