

DENMORE INDUSTRIAL ESTATE

DENMORE ROAD, BRIDGE OF DON, ABERDEEN AB23 8JW

TO LET PROMINENT INDUSTRIAL UNITS & LARGE YARD

FROM 5,510 SQ FT TO 22,211 SQ FT SURFACED YARD: 0.88 ACRES

- Extensive Refurbishment Underway
- Design & Build Opportunity Available
- Range of unit sizes to suit individual occupier requirements
- Electric Vehicle Charging Points can be provided



LOCATION

Aberdeen is the third largest city in Scotland with a population of around 230,000. It is well-regarded as the oil capital of Europe and a large number of international companies are based within the city. Denmore Industrial Estate is situated in the Bridge of Don suburb which lies around 4 miles north of Aberdeen City centre. The estate benefits from frontage onto Denmore Road which is the main route through the established business area. Furthermore, the estate is positioned in close proximity to the A90 which provides access to the wider trunk road network.



ACCOMMODATION	SQ FT	SQ M
Units 9-10*	11,135 sq ft	1,034 sq m
Unit 11	5,510 sq ft	512 sq m
Unit 12	5,566 sq ft	517 sq m
TOTAL	22,211 sq ft	2,063 sq m

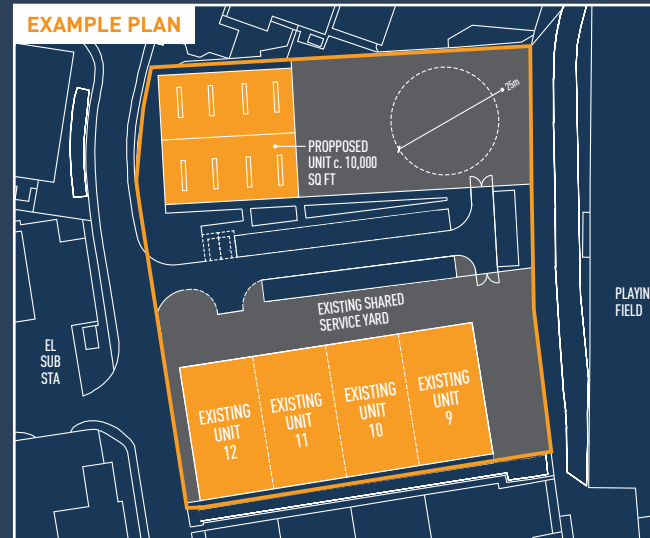
* Subject to vacant possession

In addition to the above there is a large surfaced yard extending to approximately 0.43 acres which is available either separately or together with the units.

DESIGN & BUILD

There is also the opportunity to provide a new build unit with yard area, built to an occupier's specific requirements. A range of unit sizes can be accommodated to incorporate the existing terrace or as a stand-alone unit with secured yard.

An example plan is shown as follows however up to 30,000 sq ft can be provided.



EXISTING TERRACE

Adjoining interconnecting steel portal frame units are available either individually or together. A range of unit sizes and internal configurations can be provided to suit individual occupier requirements.

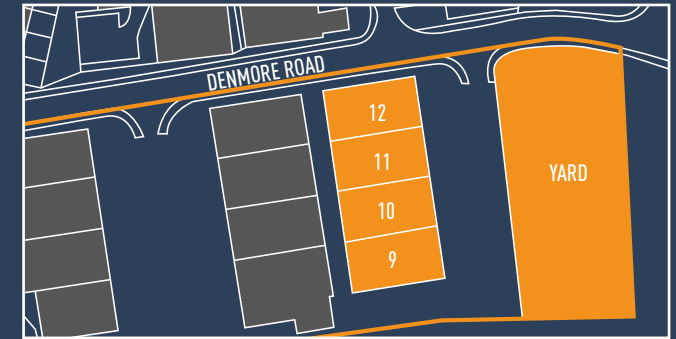
The units will be refurbished to a high standard with further information available on request.

RATEABLE VALUES

Units 11 & 12 are currently assessed as a single entry for rating purposes with a rateable value of £105,000.

Units 9 & 10 are also currently assessed as a single entry for rating purposes with a rateable value of £165,000.

The yard is currently assessed as a separate entry with a rateable value of £13,750.



ENERGY PERFORMANCE CERTIFICATE

The rating will be subject to assessment on completion of the proposed refurbishment works.

VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction together with VAT thereon. The ingoing tenant will be responsible for registration dues and LBTT.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with the joint letting agents:



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