

# For Sale



## High Specification Detached Office with Car Parking

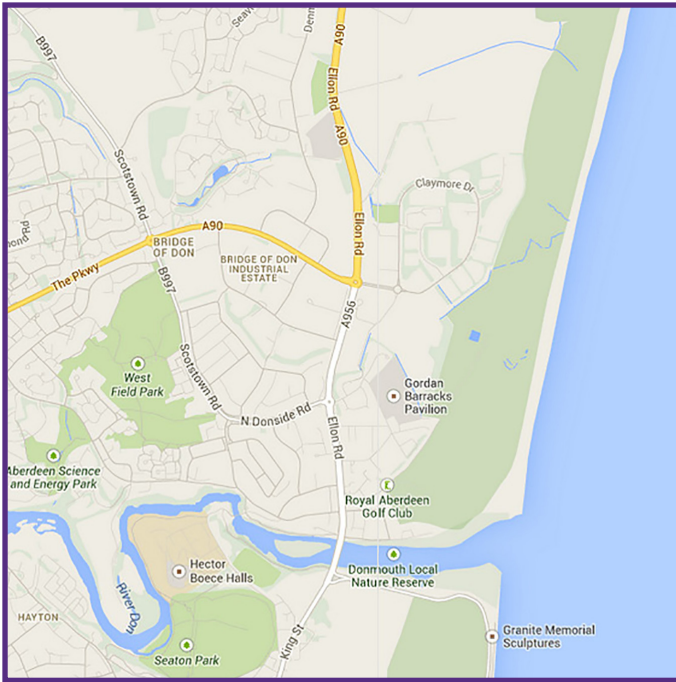
Tern Place  
Denmore Road  
Bridge of Don  
Aberdeen  
AB23 8JX

850.0 sq.m (9,149 sq.ft)



## FG Burnett

Call 01224 572661  
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## Location

Tern Place is situated on Denmore Road in the heart of the well established Denmore Industrial Estate in Bridge of Don, Aberdeen. Bridge of Don is located approximately 3 miles North of Aberdeen City Centre and has a population of c.22,500, making it one of the largest suburbs in Europe.

The A90 Trunk Road is in close proximity to the property, thus providing easy access to all parts of the City and the wider area. Many multi-national companies are represented in Bridge of Don including Baker Hughes, Sparrows and GE Vetco.

The precise location is shown on the plan above, which has been provided for indicative purposes only.

## Description

The available accommodation comprises a modern, detached office building, arranged over ground and first floors and benefits from a sizable two storey rear extension. The building is of steel frame construction with solid concrete floors and there is profile metal cladding to the walls and roof. Externally, there is dedicated car parking for approximately 33 vehicles (including 2 disabled spaces).

Internally, the office areas benefit from a modern specification to include gas fired heating with perimeter radiators, suspended ceilings, carpeted floors, double glazed windows, a passenger lift, intruder alarm system and there is ample provision of toilet and kitchen / tea prep facilities. The ground floor of the rear extension is currently fitted out for use as a lab area.

The building is capable of being converted to open plan albeit it is currently fitted out, by means of demountable partitioning, in predominately cellular fashion.

## Floor Area

The following Net Internal floor areas were calculated in accordance with the RICS Code of Measuring Practice (6th Edition);

### Ground Floor

Front	254.8 sq.m	2,743 sq.ft
Rear	158.0 sq.m	1,701 sq.ft

### First Floor

Front	271.0 sq.m	2,917 sq.ft
Rear	166.2 sq.m	1,788 sq.ft

**Total 850.0 sq.m 9,149 sq.ft**

## Rateable Value

£124,000.

Any purchaser would have the right to appeal the Rateable Value.

## Sale Price

Offers in excess of £1.5million (exc VAT) are invited for our client's heritable interest.

## EPC Rating - E

A copy of the EPC and the Recommendation Report can be provided to interested parties upon request.

## VAT

VAT will be applied at the standard rate

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting any transaction. The purchaser will be responsible for any SDLT or Registration Dues applicable.

## Entry

Entry will be granted upon conclusion of legal missives.

## Viewing & Offers

Viewing is strictly by arrangement through the sole agent, to whom all offers should be submitted in Scottish Legal Form.

Any interested parties are advised to note their interest in writing in order to be assured of being informed of any closing date that may be set.

# Contact

## Graeme Nisbet

T: 01224 597532

E: [graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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## FG Burnett

33 Albyn Place, Aberdeen AB10 1YL  
T: 01224 572661 F: 01224 593496