

UNITS 11 & 12

DENMORE INDUSTRIAL ESTATE

DENMORE ROAD, BRIDGE OF DON, ABERDEEN AB23 8JW



TO LET PROMINENT INDUSTRIAL UNITS & LARGE YARD AVAILABLE TOGETHER OR SEPARATELY

UNIT 11 6,553 SQ FT
UNIT 12 7,027 SQ FT
SURFACED YARD 0.43 ACRES

- Close proximity to Ellon Road (A90) and AWPR
- Situated within a well-established business area
- Prominently positioned along Denmore Road



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

	UNIT 11	UNIT 12	TOTAL
Warehouse	4,416 sq ft	4,033 sq ft	8,449 sq ft
Ground Floor Office	1,095 sq ft	1,533 sq ft	2,628 sq ft
First Floor Office	1,042 sq ft	1,461 sq ft	2,503 sq ft
Total	6,553 sq ft	7,027 sq ft	13,580 sq ft

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.



DESCRIPTION

Two adjoining and interconnecting steel portal frame units with facing brick to dado height and profile metal cladding above. The exact specification of each unit may vary however they generally benefit from the following:

- Surfaced yards
- Vehicle access door
- Translucent rooflights
- 6.1m clear height to underside of steel haunch
- 3 phase electricity supply
- Gas fired warm air blower
- Strip fluorescent lighting
- Generous car parking provision

In addition to the above the units benefit from well specified office accommodation which includes suspended ceilings, heating, fluorescent lighting and carpeting.

TERMS

The units and surfaced yard are available to let either separately or together on flexible terms at a rental to be agreed.

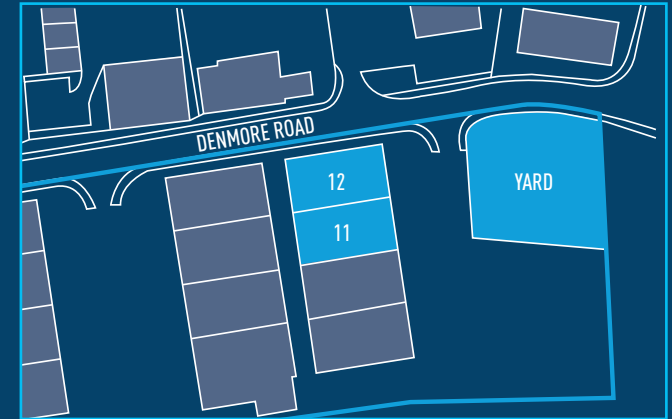
RATEABLE VALUES

Units 11 & 12 are currently assessed as a single entry for rating purposes with a rateable value of £105,000. The yard is currently assessed as a separate entry with a rateable value of £13,750.

ENERGY PERFORMANCE CERTIFICATE

The units have been assessed with the following ratings:

Unit 11 TBC Unit 12 TBC



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 incoming 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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