



TWO STOREY OFFICE SUITE WITH PARKING - UNDER £5 PER SQ.FT
ALTERNATIVE USES CONSIDERED



TO LET

Site 17, Denmore Road

Bridge of Don, Aberdeen, AB23 8JW | 615.4 sq.m (6,224 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The premises are located on Denmore Road, in the popular and well-established Denmore Industrial Estate in the Bridge of Don area to the north of Aberdeen City Centre.

The A90 trunk road is located within 300m to the property, thus providing excellent access to all parts of the city and wider area. This has been further enhanced by the completion of the Aberdeen Western Peripheral Route, with a major junction within 1.5 miles at Blackdog. Commercial occupiers in the near vicinity include Sparrows Offshore, ToppsTiles, Fugro Survey Limited and Ferguson Seacab.

DESCRIPTION

The subjects comprise a self-contained office suite occupying the ground and first floors of a larger office and warehouse facility. The available accommodation offers a combination of both open plan and cellular office accommodation and private offices/meeting rooms and training room. This is further supplemented by ladies, gents, disabled toilets and kitchen facilities. The premises benefit from being separately alarmed and separately metered for electricity and utilities.

20 exclusive car parking spaces to the front of the property.

PROPERTY DETAILS

Rent	Under £5 per sq.ft. £30,000 pa.	
Rateable Value	Requires to be reassessed on occupation.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Lease Terms	Flexible lease terms available.	
EPC	D(51). 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 floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition) and following approximate areas derived:-	
Ground Floor	307.7 sq.m	3,112 sq.ft
First Floor	307.7 sq.m	3,112 sq.ft
Total	615.4 sq.m	6,224 sq.ft

VIEWING & OFFERS

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

GRAEME NISBET

t. 01224 597532
 e. graeme.nisbet@fgburnett.co.uk

JONATHAN NESBITT

t. 01224 597531
 e. jonathan.nesbitt@fgburnett.co.uk

FGBURNETT.CO.UK