

## INDUSTRIAL UNIT WITH OFFICES

- > GROSS INTERNAL AREA – 111.58 SQM (1,201 SQFT)
- > RENTAL - £16,000 PER ANNUM
- > WITHIN POPULAR INDUSTRIAL ESTATE
- > MID TERRACED UNIT

VIRTUAL TOUR 

TO LET

**UNIT 28 MURCAR COMMERCIAL PARK, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW**

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**LOCATION**

Murcar Commercial Park comprises a development of 10 units situated in the north side of Denmore Road in the heart of Bridge of Don Industrial Estate which is some four miles north of Aberdeen City Centre and just a short distance south of the AWPR Blackdog Interchange. The subjects themselves are located on the west side of Murcar Commercial Park.

Commercial occupiers within the area include Fugro, Sparrows Group and ATR.

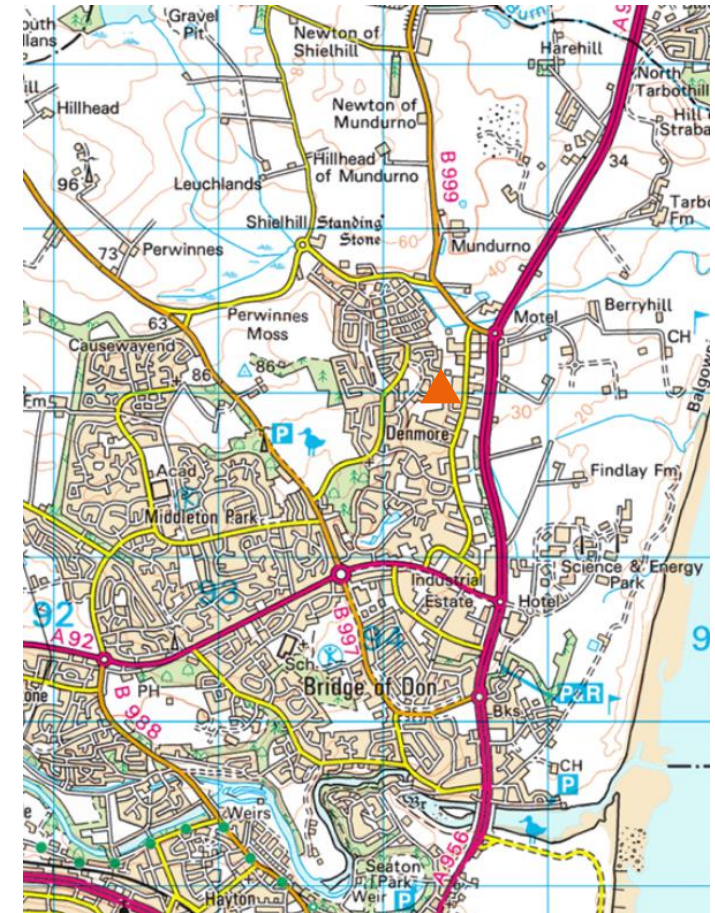
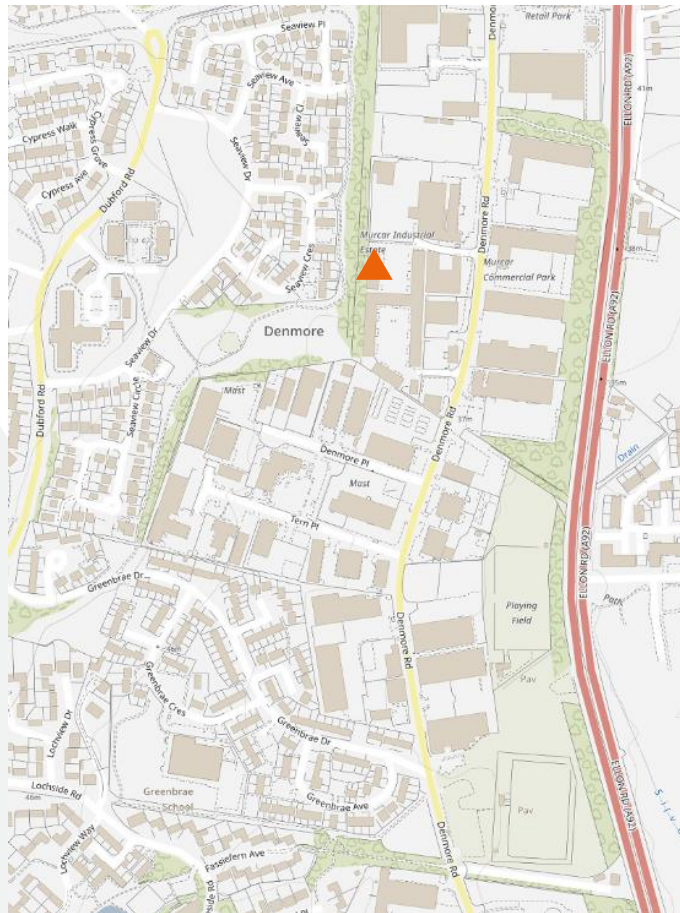
**DESCRIPTION**

The property comprises of a mid terraced industrial unit of steel portal frame construction with harled concrete block dado walls and clad thereafter with a pitched double lined corrugated sheet roof over. There is also a single storey office of concrete block construction harled externally with a flat mineral felt roof over.

Internally the property is laid out to provide office and warehouse accommodation with access to the office being via a single pedestrian door or an up and over door providing access to the warehouse.

The flooring within the office is concrete and has been overlaid in carpet with the walls and ceilings being painted plasterboard. Lighting is provided by a number of LED strip fitments. A w.c. is also located in this area.

The warehouse has a concrete floor with the walls and ceilings being to the inside face of the block walls and cladding. A number of translucent roof panels provide natural lighting with artificial being provided by LED fitments.



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### ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Warehouse inc w/h office	93.72	1,009
Office inc toilet	17.86	192
<b>Total</b>	<b>111.58</b>	<b>1,201</b>

### SERVICES

Mains electricity, water and drainage are installed.

Three Phase Power.

Electric heating has been installed in offices.

### RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £11,500pa. Qualifying Tenants should be entitled to 100% Rates Relief.

### LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

### VAT

All figures quoted are exclusive of Value Added Tax.

### RENTAL

£16,000 per annum, exclusive.

### ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of A.

### ENTRY

Immediately upon completion of legal formalities.

### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

### OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

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