TO LET

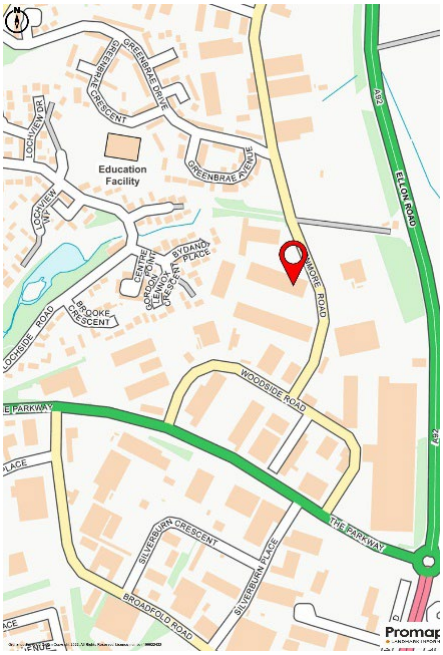
INDUSTRIAL UNIT / RETAIL WAREHOUSE

GRAHAM SIBBALD



UNITS 14 & 15, BARRATT TRADING ESTATE, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

- Industrial / retail warehouse unit
- Gross Internal Area — 1,629.19 sq. m (17,429 sq. ft)
- Toolstation and Screwfix located opposite
- Denmore Road Frontage
- Potential to be split
- Established industrial location, approximately 4 miles north of Aberdeen City Centre and with close proximity to the AWPR



LOCATION

The property is located in the Barratt Trading Estate fronting Denmore Road within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre. Major occupiers established within the Estate include Sterling Furniture, Sparrows Offshore, Fugro, B&Q and Marks & Spencer.

DESCRIPTION

The property comprises a single storey building of steel portal frame construction infilled with concrete block dado wall and clad above with flat panels.

Generous car parking and loading / unloading facilities are provided adjected to the unit.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ. M	SQ. FT
Ground Floor	1,629.19	17,429

RATING

The property is entered in the current valuation roll as follows: Rateable Value - £148,000. The uniform business rates for 2022/2023 is 52.5p in the £.

For industrial purposes we understand that the Rateable Value may be reduced and an estimate can be provided to genuinely interested parties on request.

LEASE TERM

The unit is available on a Full Repairing and Insuring Lease, for a period to be agreed.

RENT

£7.00 per square foot, exclusive.

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

EPC

The property has an EPC rating of G. Further details are available upon request.

ENTRY

On completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents:

To arrange a viewing please contact:



Chris Ion
Director of Commercial Agency
Chris.ion@g-s.co.uk
07717 425298



Molly Peeters
Graduate Surveyor
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07825 875 303

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. Date of Publication: May 2022