TO LET

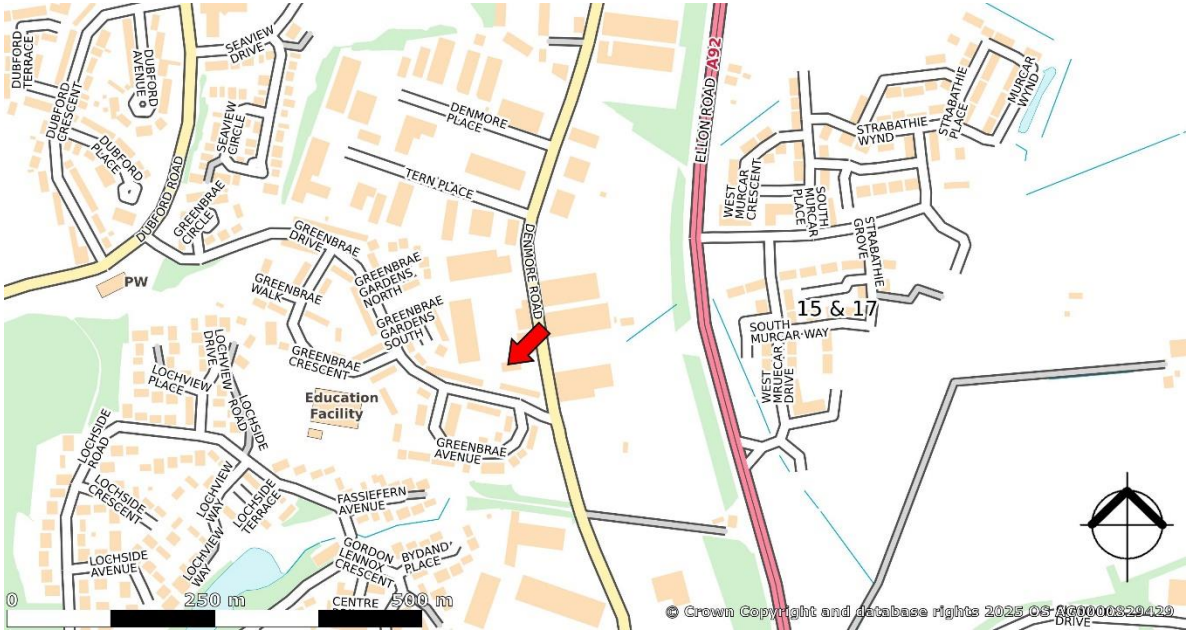
REFURBISHED INDUSTRIAL UNIT

GRAHAM SIBBALD



Unit 27 Denmore Industrial Estate,
Denmore Road, Bridge of Don, Aberdeen,
AB23 8JW

- Fully refurbished industrial unit
- Three roller shutter doors
- Five dedicated car parking spaces
- GIA — 213 sq.m (2,293 sq.ft)





LOCATION

The property is situated off Denmore Road which is a predominantly industrial location within Bridge of Don . Bridge of Don is approximately 5 miles north of Aberdeen City Centre. There are excellent transport links such as the AWPR and the Ellon Road that connect Bridge of Don to Aberdeen .

Nearby surrounding occupiers include: Centurion, Eurocell Aberdeen, Sodexo. While the Bridge of Don Retail Park is nearby with B&Q, M&S Simply Food, Home Bargains and Costa Coffee.

DESCRIPTION

The property comprises a recently refurbished warehouse of steel portal-frame construction, with brick and profiled metal-sheet elevations beneath a pitched, profiled metal-sheet roof incorporating translucent panels. The accommodation benefits from three roller shutter doors, LED lighting, a kitchenette and WC facilities. Five dedicated car parking spaces are provided to the front of the property.

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
TOTAL	213.00	2,293

RENT

£22,500 per annum exc.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated.





RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £13,500. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £. The ingoing tenant may qualify for some rates relief through the Small Business Bonus Scheme.

EPC

Full documentation is available upon request.

VAT

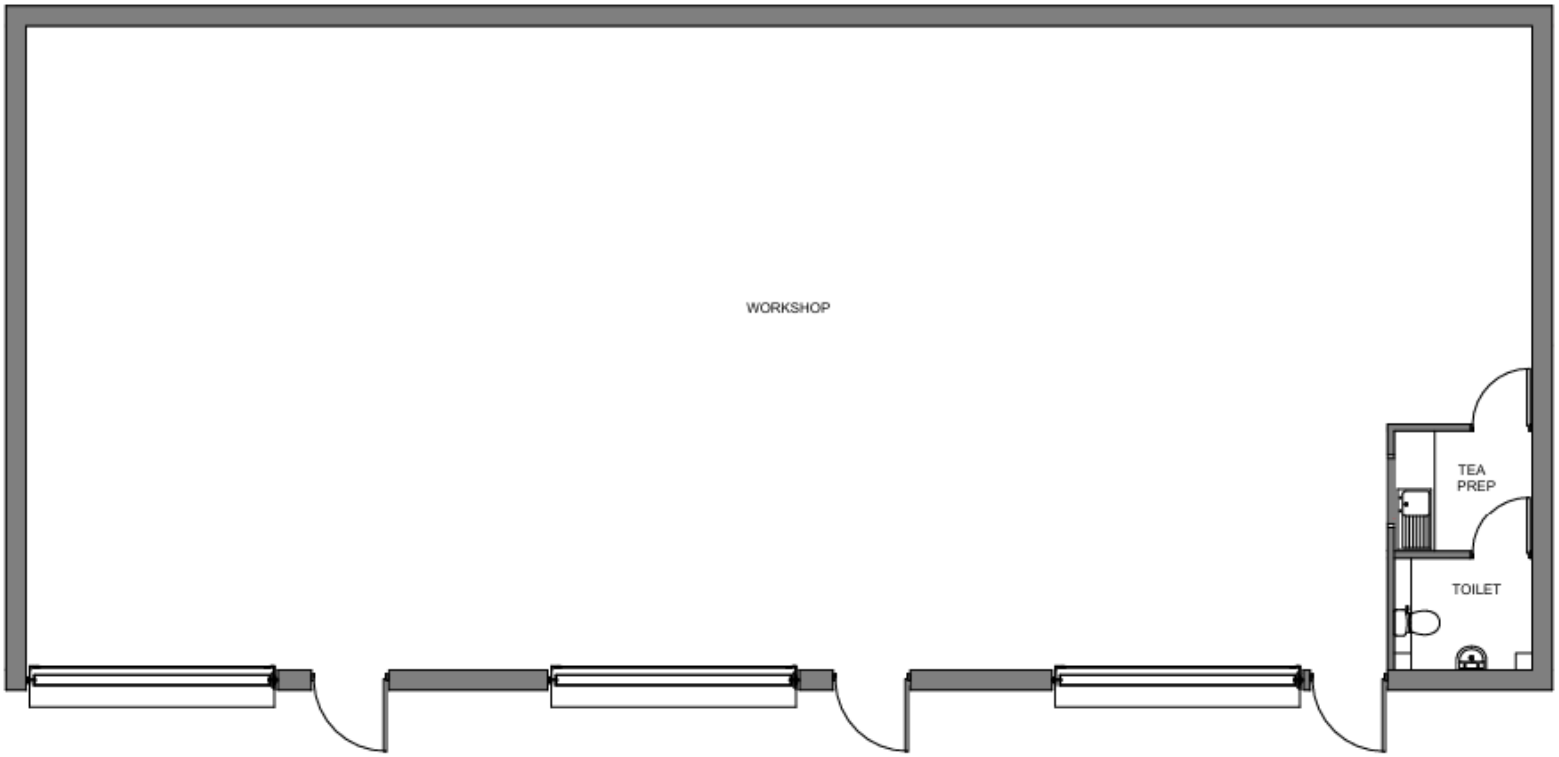
All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

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

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents.



To arrange a viewing please contact:



Chris Ion
Divisional Director
chris.ion@g-s.co.uk
07717 425 298



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE
1. These particulars are intended as a 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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.