/INDURENT



Industrial

UNIT 4 | MURCAR INDUSTRIAL ESTATE

Denmore Road, Aberdeen, AB23 8JW

UNIT 4 | 6,762 SQ FT

Industrial unit with office space

Unit 4 comprises 6,762 sq ft of versatile industrial accommodation, suitable for a range of industrial, trade counter or storage uses. The unit is currently undergoing a full refurbishment and will be ready for occupation in Q2 2027.
Located within Murcar Industrial Estate in the established Bridge of Don employment area, approximately 4 miles north of Aberdeen city centre, the unit benefits from a prominent position close to Denmore Road. Excellent connectivity is provided via the A92 and A90, with the nearest A90 junction around 1.5 miles away, supporting efficient access across Aberdeen and the wider region.

Lease Type	New



Unit Summary

- Office Accommodation
- Ideal Trade Counter Units
- Roller Shutter Door
- Premier Industrial Location
- Car Parking
- Close to Transport

	Per Annum	Per Sq Ft
Rent	£55,786.50	£8.25
Rates	£20,418.00	£3.02
Service Charge	£3,817.08	£0.56
Insurance	£1,352.40	£0.20
Total Cost	£77,556.90	£11.47

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100274

+44(0) 808 169 7554

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Location

Located 4 miles north of Aberdeen city centre, Murcar Industrial Estate benefits from close proximity to the A90, offering streamlined access to Aberdeen International Airport and the wider North East of Scotland.

Road
A90: 1.5 miles

Airport
Aberdeen Airport: 8 miles

Rail
Aberdeen Station: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (55)

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