


# TO LET

## WAREHOUSE UNIT WITH OFFICES

- **Gross Internal Area –112.66 sqm (1,213 sqft)**
- **Within Popular Industrial Estate**
- **Mid Terraced Unit**
- **Rental - £16,000 per annum**

VIRTUAL TOUR 360°

## **UNIT 22 MURCAR COMMERCIAL PARK,** DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

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SHEPHERD COMMERCIAL

# Location

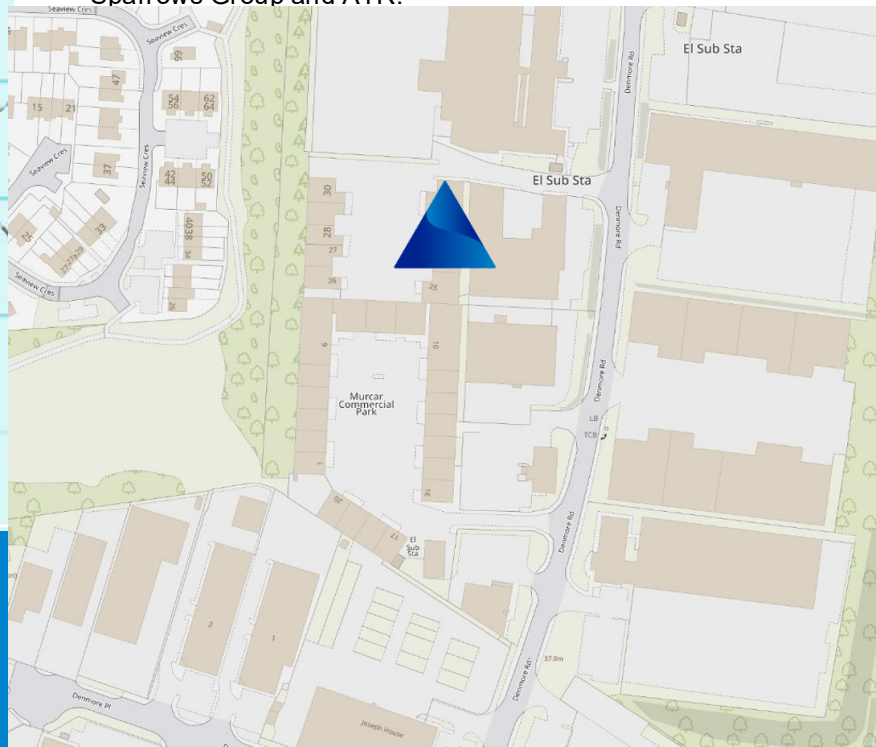
**UNIT 22 MURCAR COMMERCIAL PARK**, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW




**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.**

The subjects themselves are located on the east side of Murcar Commercial Park.

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




**Mid terraced industrial unit with office in established estate**

FIND ON GOOGLE MAPS

# 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 being painted plasterboard and the ceiling suspended acoustic tile incorporating LED light boxes. 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.

## Accommodation

| | $m^2$ | $ft^2$ |
|---|---|---|
| **Warehouse** | 95.71 | 1,030 |
| **Office & welfare** | 16.95 | 183 |
| **TOTAL** | **112.66** | **1,213** |

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.

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# Floor Plan

**UNIT 22 MURCAR COMMERCIAL PARK**, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW




CLICK HERE FOR 3D FLOOR PLAN

# The Detail



## Rental

£16,000 per annum, exclusive.

## Lease Term

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

## Services

Mains electricity, gas, water and drainage are installed.

Three Phase Power.

## Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £13,500pa.

Small Business Rates Relief is available to qualifying tenants of approx. 62.5% resulting in a net liability of approx. £2,450. Interested parties should satisfy themselves of this relief. An occupier would have the opportunity to appeal the Rateable Value.

## Energy Performance Certificate

Available upon request.

## Entry

Immediate upon completion of legal formalities.

## Legal Costs

Each party will be responsible for 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, if applicable.

## 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

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Get in Touch

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

**James Morrison**
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**Euan Scott**
Euan.scott@shepherd.co.uk

**Shepherd Chartered Surveyors**
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**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026.

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