

TO LET

WAREHOUSE UNIT WITH OFFICES

Gross Internal Area – 151.69 sqm (1,663 sqft)

Within Popular Industrial Estate

Mid Terraced Unit

Rental - £17,500 per annum

ON BEHALF OF:

PARK LANE ESTATES

VIRTUAL TOUR 360°

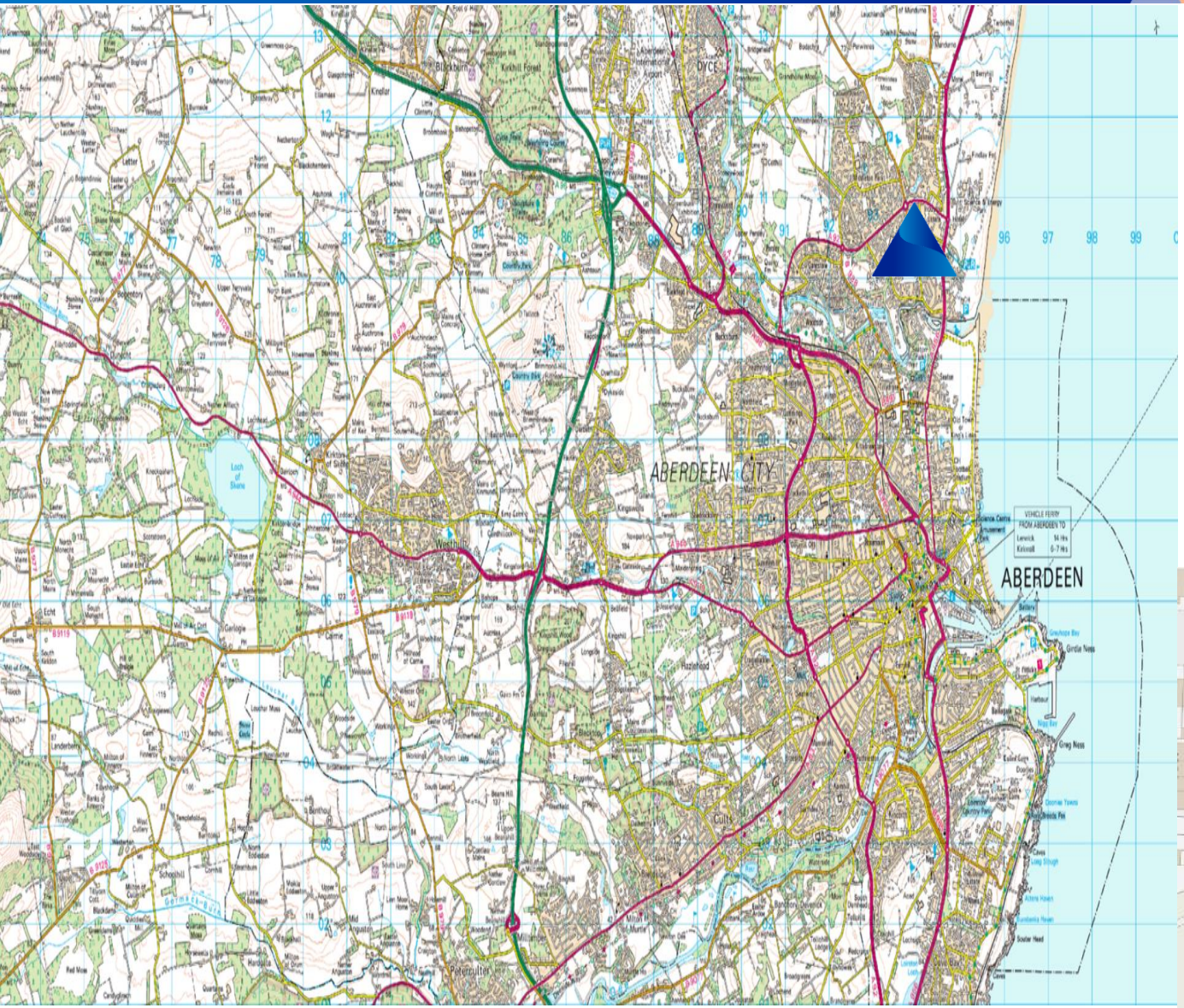
UNIT 29 MURCAR COMMERCIAL PARK, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

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SHEPHERD COMMERCIAL

Location

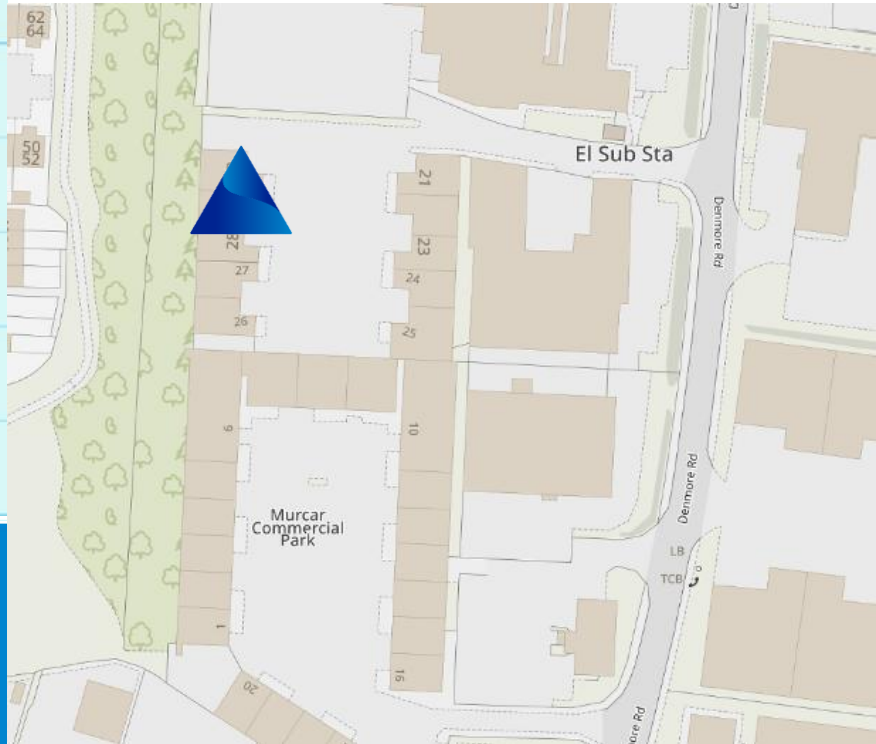
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Murcar Commercial Park comprises a development of 10 units situated in the north side of Denmore Road in the heart of Bridge of Don Industrial Estate which is some four miles north of Aberdeen City Centre and just a short distance south of the AWPR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



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. The single storey section of the building is 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.

Within the single storey section, is a kitchen with floor and wall mounted units along with a stainless steel sink and drainer. A w.c. is also located within this section of the property.

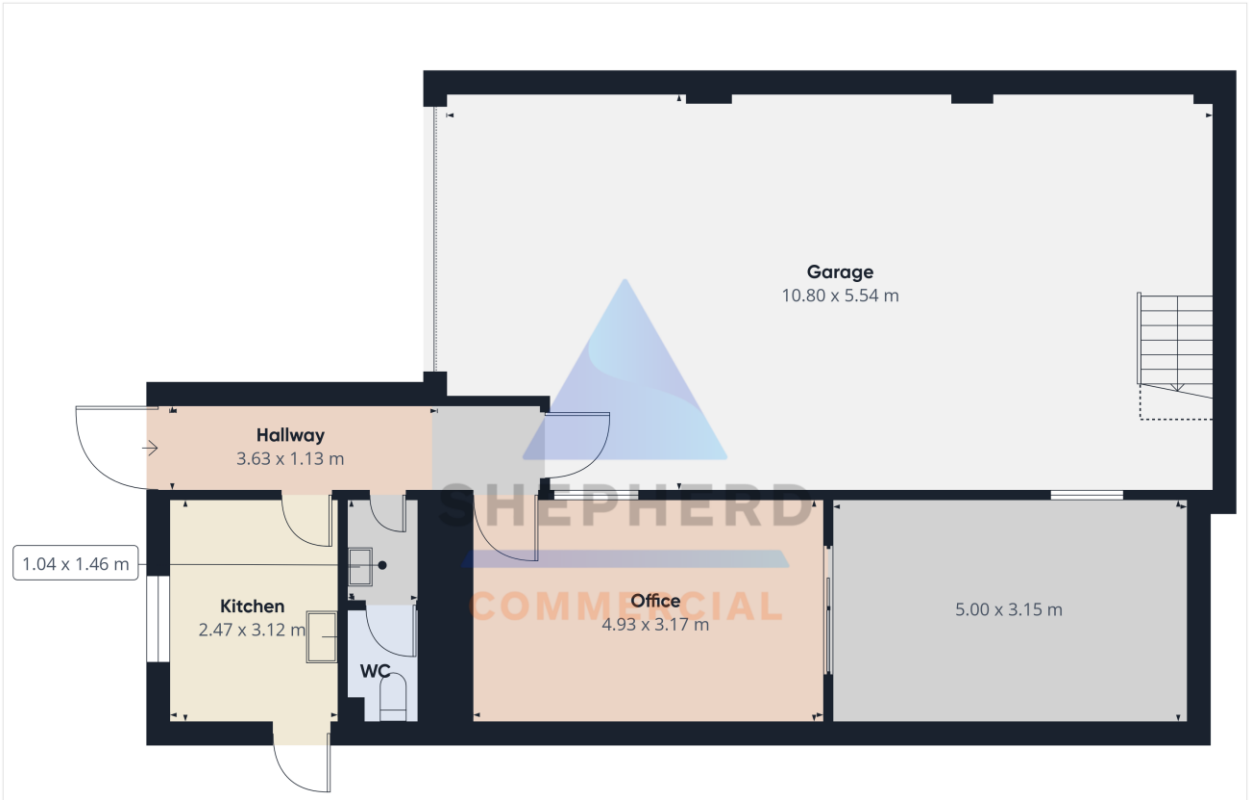
The flooring within the office is concrete and has been overlaid in carpet with the walls and ceilings being painted plasterboard. Lighting is provided by a number of fluorescent strip fitments.

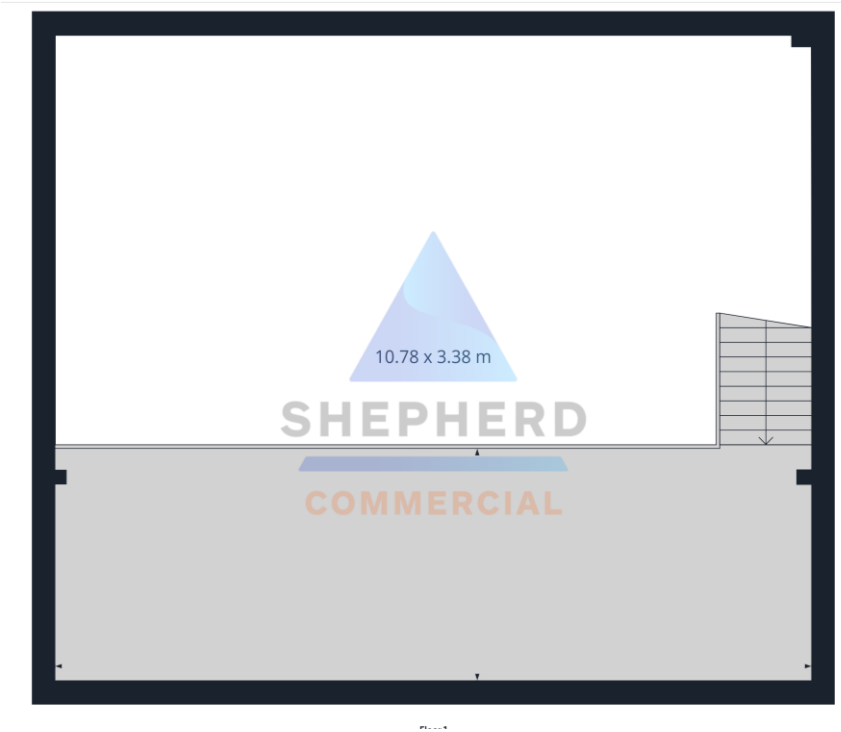
The warehouse has a concrete floor with the walls and ceilings being to the inside face of the block walls and cladding. A number of translucent roof panels provide natural lighting with artificial being provided by high bay sodium fitments.

A mezzanine area has also been installed within this area and is accessed via a fixed timber stair with the flooring being chipboard.

Floor Plan

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CLICK HERE FOR 3D FLOOR PLAN

The Detail

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.

	m^2	ft^2
Warehouse	59.82	644
Office, kitchen, w.c.	53.77	573
Mezzanine	38.09	410
TOTAL	**151.69**	**1,633**

Services

Mains electricity, water and drainage are installed.

Three Phase Power.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £14,750pa.

Qualifying Tenants may be entitled to 31.25% Rates Relief with the net liability being £4,877pa.

Confirmation can be found at - https://www.mygov.scot/non-domestic-rates-calculator

Lease Term

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

Rental

£17,500 per annum, exclusive.

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:

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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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