

TO LET

INDUSTRIAL UNIT WITH OFFICES

Gross Internal Area – 152.24 sqm (1,639 sqft)

Within Popular Industrial Estate

Mid Terraced Unit

Rental - £17,500 per annum

VIRTUAL TOUR 360°

UNIT 4 MURCAR COMMERCIAL PARK, DENMORE ROAD,
BRIDGE OF DON, ABERDEEN, AB23 8JW

CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | **shepherd.co.uk**

SHEPHERD
COMMERCIAL

Location

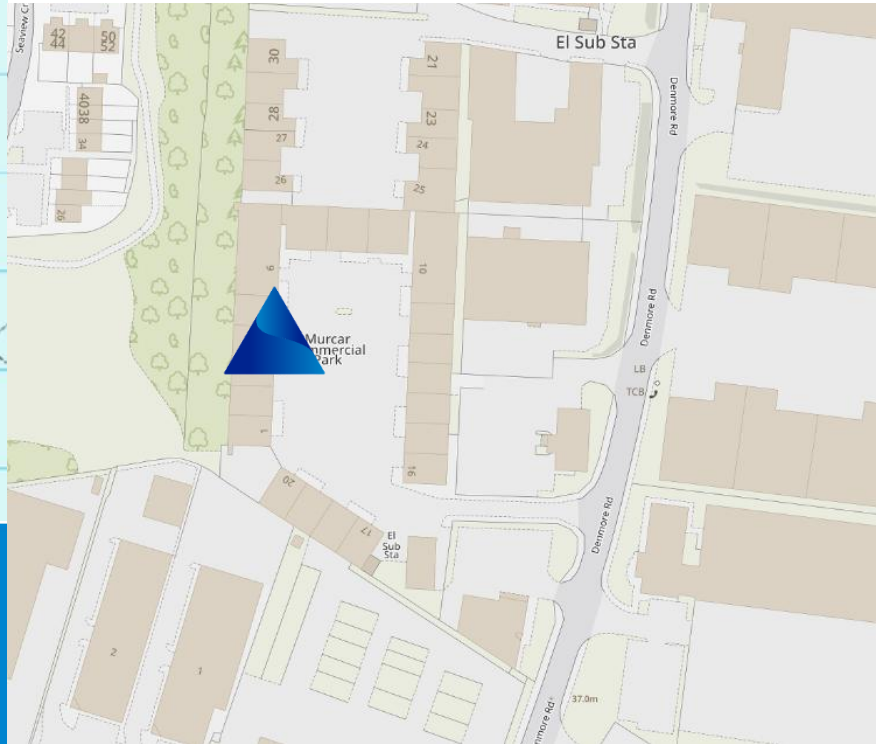
UNIT 4 MURCAR COMMERCIAL PARK, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW



Murcar Commercial Park comprises a development of 20 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.

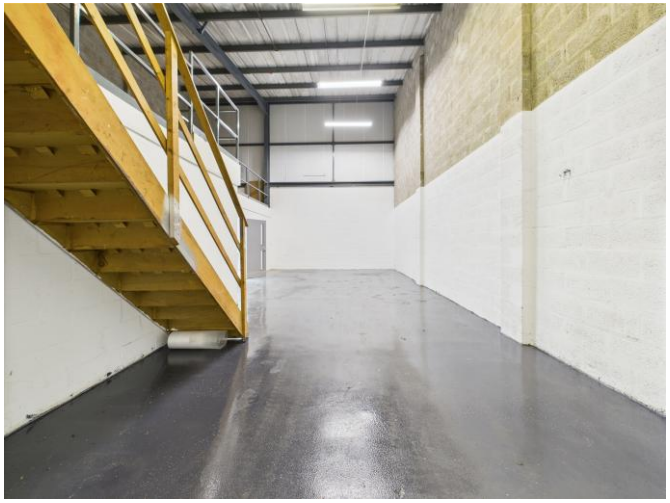


Mid terraced industrial unit with office in established estate

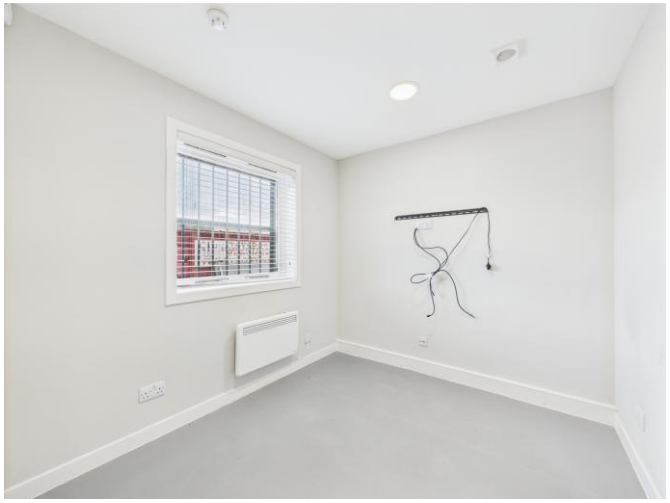
FIND ON GOOGLE MAPS

Description









The property comprises of a mid terraced industrial unit of steel portal frame construction with harled concrete block dado walls and clad thereafter in insulated press steel. The roof over is mono pitched double lined corrugated sheet.

Internally the property is laid out to provide warehouse accommodation with offices/lab space at ground floor level with mezzanine providing additional storage space. An up and over door provides access to the warehouse. Access to the office is via a single pedestrian door or from the warehouse.

The warehouse floor is concrete with the walls and ceilings being to the inside face of the block walls and cladding.

The office/lab space is overlaid with vinyl floor coverings. The walls and ceilings are painted plasterboard with the ceilings incorporating LED lighting. A WC is also located within this area.

The mezzanine is accessed via a fixed timer staircase and provides an area for additional storage.

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	62.64	674
GF office/lab, toilet,	44.80	482
Mezzanine	44.80	482
TOTAL	**152.24**	**1,639**

Services

Mains electricity, water and drainage are installed.

Heating in the office/lab is provided via electric panel heating.

Three Phase Power.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £13,750pa. Qualifying Tenants should be entitled to 100% Rates Relief.

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:

James Morrison
james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

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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