

UNIT 22  
VIDEO  
TOUR

UNIT 23  
VIDEO  
TOUR

# TO LET INDUSTRIAL UNITS

## INDUSTRIAL UNITS

- > WITHIN AN ESTABLISHED INDUSTRIAL LOCATION
- > REFURBISHED TO A HIGH STANDARD
- > CLOSE PROXIMITY TO AWPR
- > UNIT 21 NOW LET



**UNITS 21, 22 & 23 DENMORE INDUSTRIAL ESTATE**  
DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

An opportunity is offered to let industrial units located within Denmore Industrial Estate, Bridge of Don.

Units 21, 22 & 23 are now available following on from a high quality refurbishment which included a new roof and LED lighting throughout.

**LOCATION:**

The subjects are situated within Denmore Industrial Estate, which is located within Bridge of Don, approximately 3 miles north of Aberdeen city centre.

The Estate is a popular business location which benefits from rapid access onto the A90 trunk road and main arterial routes serving the city. The subjects also benefit from being in close proximity to the AWPR. The location map is for identification purposes only.

**DESCRIPTION:**

The subjects comprise of an end and mid-terraced industrial unit accommodated within a terrace of 5 industrial units.

The subjects are of steel portal frame construction with the external walls being formed from concrete block to dado height externally harled with profile metal sheeting above.

Internally, the units have been laid out to provide warehouse and office accommodation with unit 22 and 23 benefiting from additional first floor office accommodation.

Within the warehouse the flooring is of a solid concrete design with access being from either the office or from an electric roller shutter door. The walls and ceilings are to the inside face of the cladding and blockwork. Natural lighting is provided by a number of translucent roof panels whilst artificial lighting is provided by a number of LED light fitments.

The office accommodation can be accessed via a pedestrian door at the front elevation. The walls have been lined out in plaster on the hard and plasterboard, with the ceilings being a mixture of plasterboard and suspended tile.

Heating within this area is provided by a number of wall mounted radiators.

**CAR PARKING:**

Car parking is available to the front of the units.

**ACCOMMODATION:**

The subjects provide the following accommodation:

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>UNIT 21</b>		
Warehouse	434.20	4,674
Office	56.26	606
<b>Total</b>	<b>490.46</b>	<b>5,280</b>
<b>UNIT 22</b>		
Warehouse	405.31	4,363
GF Office	70.58	760
FF Office	70.58	760
<b>Total</b>	<b>546.47</b>	<b>5,883</b>
<b>UNIT 23</b>		
Warehouse	287.72	3,097
Office	184.32	1,984
<b>Total</b>	<b>472.04</b>	<b>5,081</b>

The above mentioned areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



# Units 21, 22 & 23 INDUSTRIAL UNITS

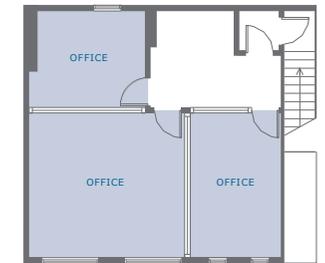


**LET**

UNIT 21  
Ground Floor

UNIT 22  
Ground Floor

UNIT 23  
Ground Floor



UNIT 22 First Floor Offices



UNIT 23 First Floor Offices

## RENTAL

Unit 21: £44,500 pa

Unit 22: £52,500 pa

Unit 23: £44,500 pa

## LEASE TERMS

Our clients are seeking to lease the subjects on a Full Repairing and Insuring basis for a period of negotiable length. Any medium to long term lease durations will be subject to upward only rent review provisions.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as a single entry at a Rateable Value of £122,000 pa and will require to be split prior to occupation.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## ENERGY PERFORMANCE CERTIFICATES

The subjects provide the following EPC Ratings:

Unit 21: E+

Unit 22: D

Unit 23: C

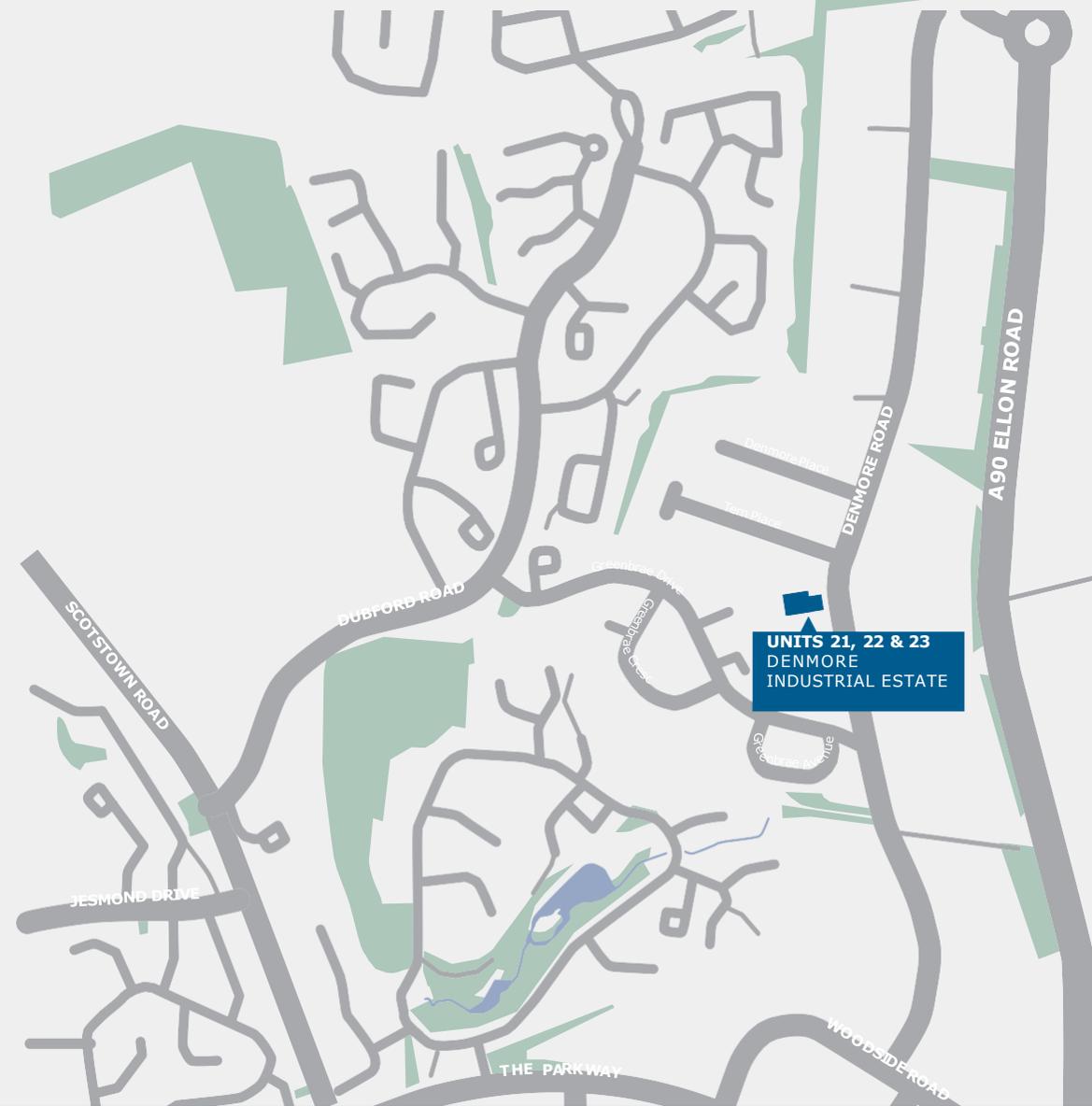
Further information and a recommendation report is available to seriously interested parties upon request.

## VAT

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

## LEGAL COSTS

Each party will bear their own legal costs in the documenting of this transaction. Any Registration dues and LBTT will be the responsibility of the incoming tenant.



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

J & E SHEPHERD Chartered Surveyors [www.shepherd.co.uk](http://www.shepherd.co.uk)

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