

**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** 

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

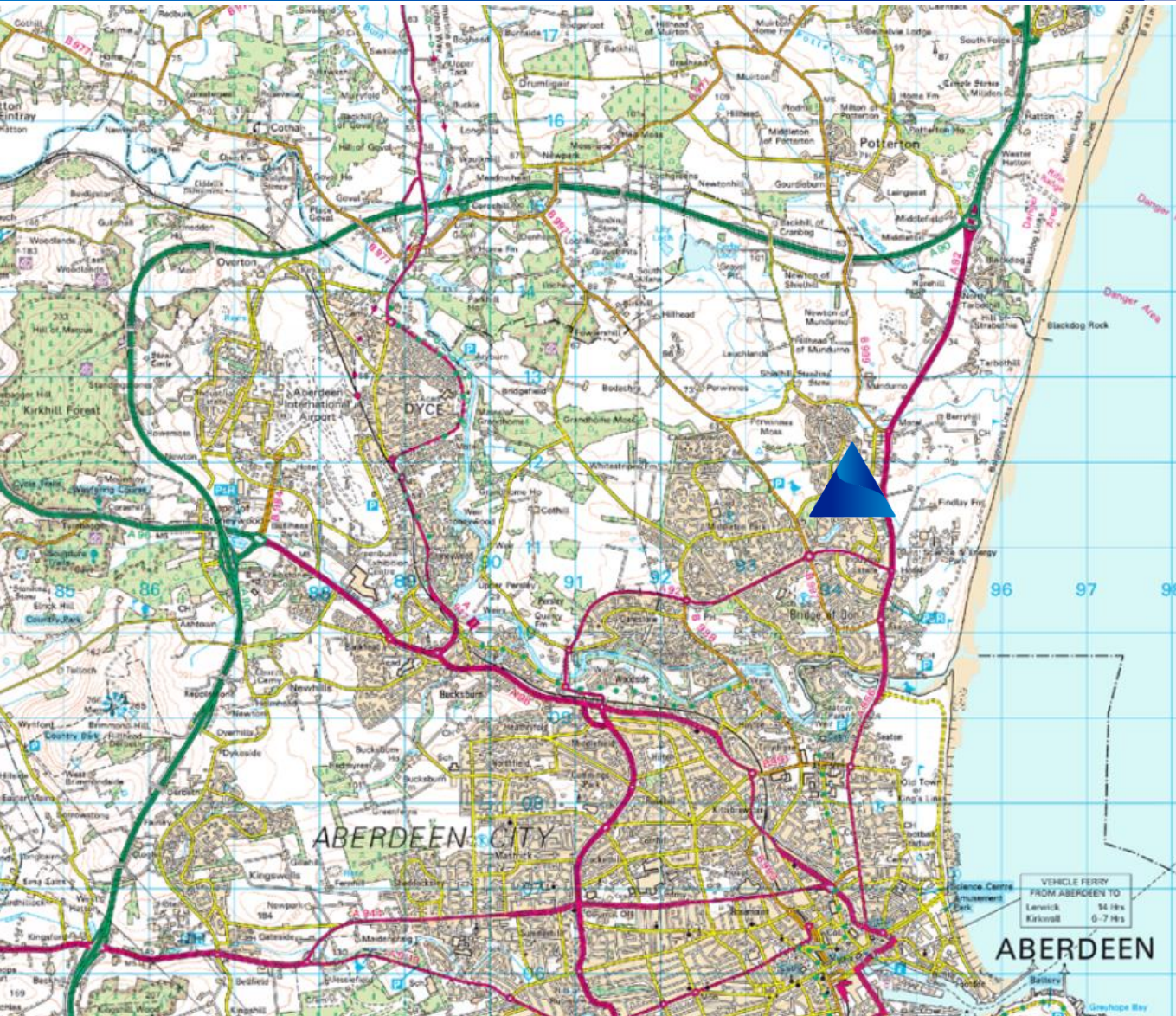
**CONTACT: James Morrison** james.morrison@shepherd.co.uk | 01224 202836 | **shepherd.co.uk**





## Location

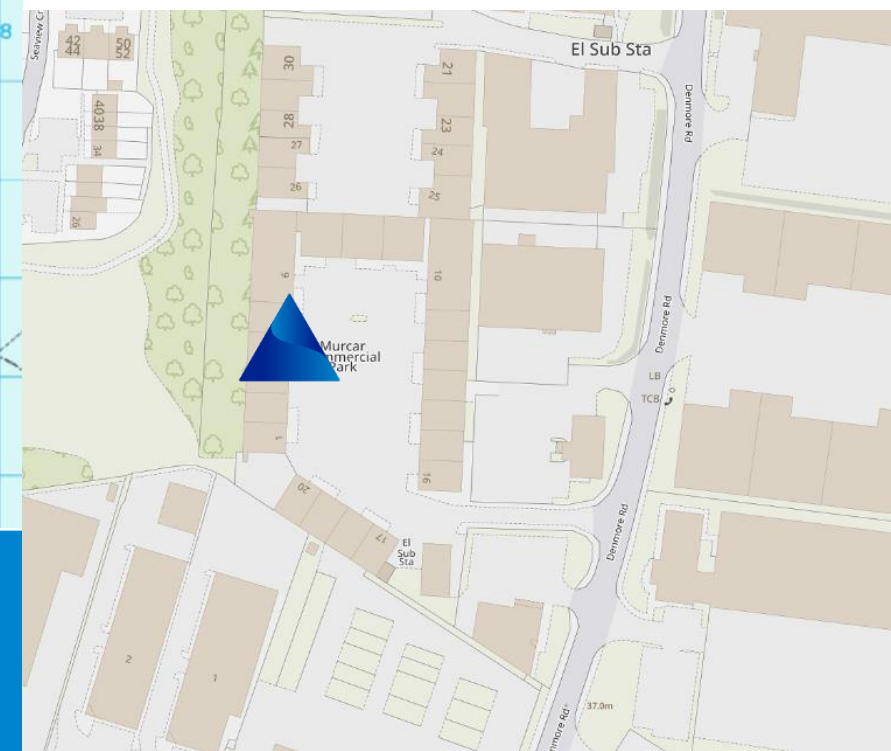
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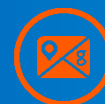
Murcar Commercial Park comprises a development of 20 units situated in the north side of Denmore Road in the heart of Bridge of Don Industrial Estate which is some four miles north of Aberdeen City Centre and just a short distance south of the AWPR Blackdog Interchange.

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**

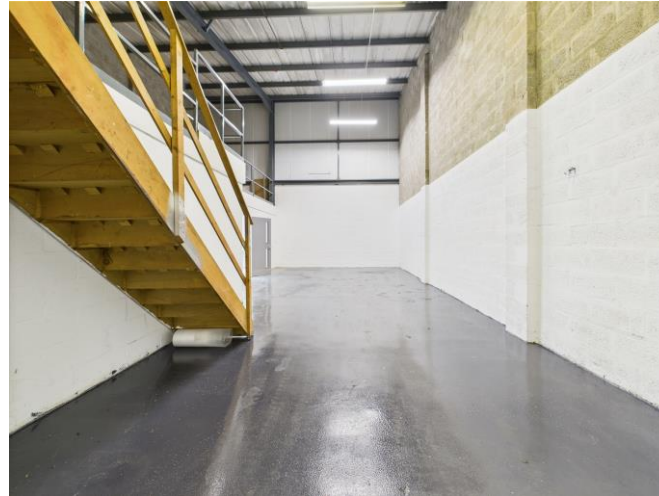


FIND ON GOOGLE MAPS



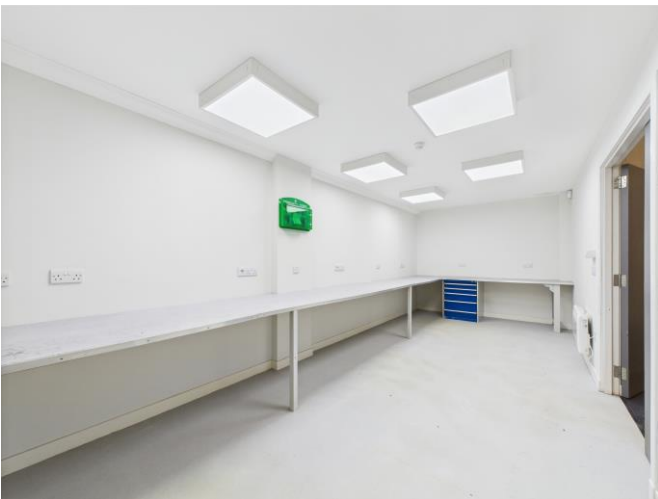
# Description

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



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 timber staircase and provides an area for additional storage.



## 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 <sup>2</sup>	ft <sup>2</sup>
Warehouse	62.64	674
GF office/lab, toilet,	44.80	482
Mezzanine	44.80	482
<b>TOTAL</b>	<b>152.24</b>	<b>1,639</b>

## 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 £11,500pa. 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](mailto: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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