



TO LET

YARD

Area – 2,955 SQM (31,807 SQFT)

Laid in a mixture of surfaces

Rental – upon application

Within established industrial location just a short distance from the AWPR



WHAT 3 WORDS

**YARD, JOSEPH HOUSE, DENMORE ROAD, BRIDGE OF DON
ABERDEEN, AB23 8JW**

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The subjects are located in a prominent position on the west side of Denmore Road at its junction with Denmore Place within the Murcar Industrial Estate, an established industrial and commercial location to the north of Aberdeen within Bridge of Don.



FIND ON GOOGLE MAPS



Description

The subjects comprise of a yard laid in a mixture of surfaces on a regular shaped site.

Accommodation

The yard has been measured using online mapping software and provides the following accommodation:

	M ²	ft ²
Yard	2,955	31,807

Lease Terms

Our clients are seeking to sub-lease their interest in the yard for a negotiable period.

Rental

Rent upon application.

Entry

Immediately upon completion of legal formalities.

Rateable Value

The subjects are currently part of a large entry in the valuation roll and as such will be included within the rent.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner. Cost of obtaining landlords consent will be split equally.

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 Value Added Tax.

Get in Touch

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



James Morrison

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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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