

A photograph of an industrial unit with a blue corrugated metal exterior and a large grey garage door. The number '30' is prominently displayed in yellow on the blue wall above the door. To the left, there are signs for 'CLEARVIEW PVC' and 'AGC'. In the foreground, a silver car is parked. To the right, a red tractor with a lift is parked in a yard area with various materials and a white fence in the background.

INDUSTRIAL UNIT WITH OFFICES & YARD

- > GROSS INTERNAL AREA – 175.11 SQM (1,885 SQFT)
- > YARD – 166 SQM (1,789 SQFT)
- > RENTAL – £17,500 PER ANNUM
- > WITHIN POPULAR INDUSTRIAL ESTATE
- > END TERRACED UNIT

TO LET

UNIT 30 MURCAR COMMERCIAL PARK, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202 800 www.shepherd.co.uk



LOCATION

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.

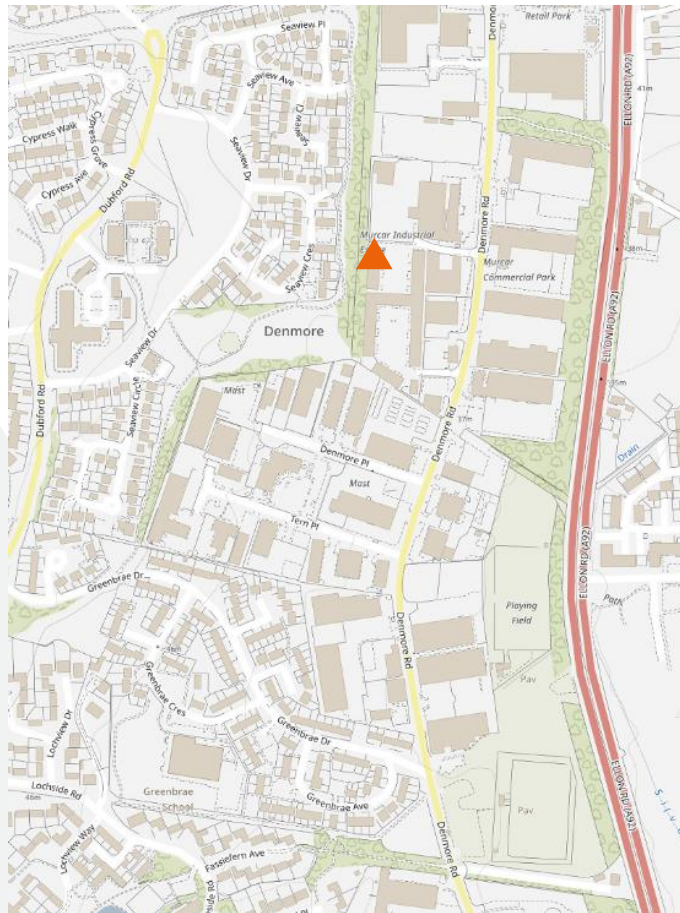
DESCRIPTION

The property comprises of an end 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. There is also a single storey office of concrete block construction harled externally with a flat mineral felt roof over.

Internally the property is laid out to provide office over ground and first floor and warehouse accommodation with access to the ground floor office being via a single pedestrian door, first floor via a fixed timber stair or an up and over door providing access to the warehouse.

The flooring within the ground floor office is concrete and has been overlaid in carpet with the walls and ceilings being painted plasterboard. The first floor is suspended timber with a similar finish. Lighting is provided by ceiling mounted fitments at ground floor and LED light boxes incorporated into a suspended ceiling at first floor. A w.c is located a ground floor and first floor along with a shower and kitchen area.

The warehouse floor is concrete with the walls and ceilings being to the inside face of the block walls and cladding. Translucent roof panels provide natural lighting with artificial being provided by high bay fitments.



UNIT 30 MURCAR COMMERCIAL PARK, DENMORE ROAD, BRIDGE OF DON, ABERDEEN, AB23 8JW

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.

ACCOMMODATION	SQM	SQFT
Warehouse	94.49	1,071
GF Office & toilet	17.82	192
FF office, shower & toilet	62.80	676
Total	175.11	1,885

YARD

The subjects benefit from a yard adjacent to the unit measuring 166 sqm (1,789sqft) which has been calculated from online mapping software.

RENTAL

£17,500 per annum, exclusive.

LEASE TERMS

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

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £12,000pa.

Qualifying Tenants should be entitled to 100% Rates Relief.

SERVICES

Mains electricity, water and drainage are installed.

Three Phase Power.

Wall mounted radiators have been installed in offices.

VAT

All figures quoted are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

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.

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



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

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

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2024**

www.shepherd.co.uk

