

TO LET

REFURBISHED WARHOUSE WITH OFFICES

 GRAHAM  
SIBBALD



UNIT 8, BARRATT TRADING ESTATE, DENMORE ROAD,  
BRIDGE OF DON, ABERDEEN, AB23 8JW

- Recently refurbished
- Gross Internal Area — 477.3 sq. m (5,138 sq. ft)
- Secure yard extending to 934.82 sq. m (10,062 sq. ft)
- Located within an established industrial location, approximately 4 miles north of Aberdeen City Centre and with close proximity to the AWPR

## LOCATION

The property is located in the Barratt Trading Estate fronting Denmore Road within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre.

Major occupiers established within the Estate include Sterling Furniture, Sparrows Offshore, Fugro, B&Q and Marks & Spencer.

## DESCRIPTION

The unit comprises a mid-terraced industrial unit within a mixed use development with occupiers including Screwfix and Toolstation.

Internally the subjects comprise of workshop space together with ancillary office accommodation and staff facilities. The subjects have been extensively refurbished with a new roof / cladding, new consumer board and benefits from the following specification:

- 6 metre eaves height
- LED lighting
- Vehicle access via an electric roller shutter door

## ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ.M	SQ.FT
Warehouse	422.3	4,546
Office	55.0	592
<b>Total</b>	<b>477.3</b>	<b>5,138</b>
Yard	935.82	10,062

## RENTAL

£51,000 per annum exclusive

## LEASE TERM

The unit is available on a new Full Repairing and Insuring Lease, for a period to be agreed.

## RATEABLE VALUE

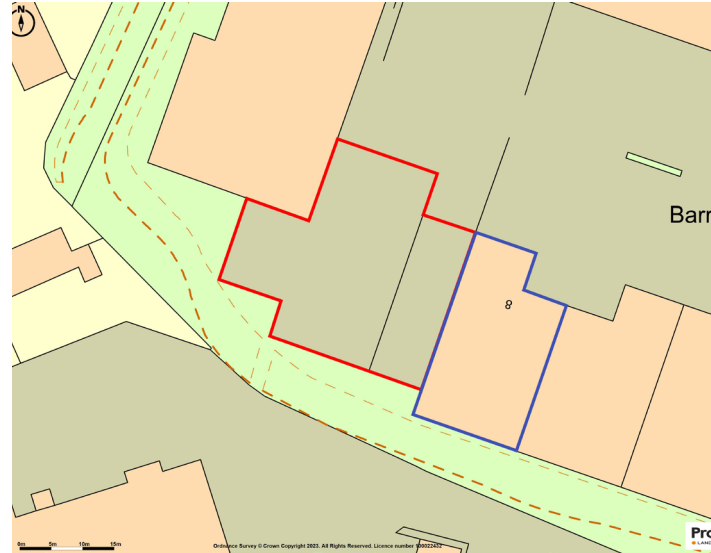
The property is entered in the current valuation roll as follows: Rateable Value - £30,500. The uniform business rates for 2023/2024 is 49.8p in the £.

## SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further information is available upon request.







To arrange a viewing please contact:



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#### VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

#### ENERGY PERFORMANCE CERTIFICATE

Further details are available on request

#### ENTRY

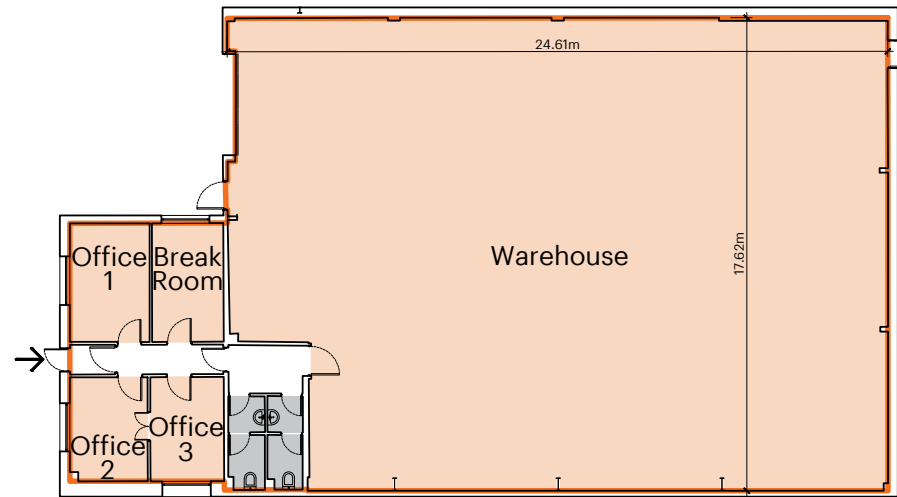
By arrangement

#### LEGAL COSTS

Each party will bear 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, as appropriate.

#### VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents:



Ground Floor

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: November 2023