

TO LET

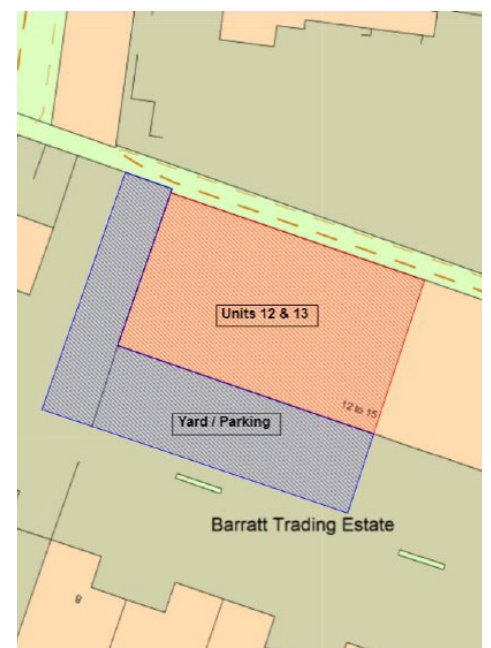
WAREHOUSE WITH OFFICES AND YARD

**GRAHAM
SIBBALD**



Units 12 & 13, Barratt Trading Estate, Denmore Road, Bridge Of Don, Aberdeen, AB23 8JW

- Warehouse with Offices and Yard
- Gross Internal Area — 1,604.97 sq. m (17,276 sq. ft)
- 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 and Spencer.

DESCRIPTION:

The property comprises two adjoining units within a trade counter and industrial estate with occupiers including Screwfix and Toolstation.

The property is of steel portal frame construction with cavity concrete dado walls and insulated press steel cladding above. The pitch roof is clad with cement fibre sheeting, insulated internally and incorporates roof lights. The floor is concrete and there is an electrically operated roller shutter door. Mains electricity (3 phase) and water are installed and drainage is to a public sewer.

Both units have a generous forecourt to the front of each unit and Unit 12 has the benefit of a yard along the west gable.

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
Unit 12		
Offices, toilet and kitchen	248.23	2,672
Warehouse	548.49	5,904
Subtotal	796.72	8,576
Unit 13		
Warehouse/workshop	808.25	8,700
Total of Units 12 & 13	1,604.97	17,276
Yard / parking	1,310.93	14,111

RATING:

The properties are entered in the current valuation roll as follows:



Unit 12 Rateable Value - £54,000.

Unit 13 Rateable Value - £50,000.

The Uniform Business Rate for the year 2022/2023 is 51.1p in the £.

LEASE TERM:

The units are available on a Full Repairing and Insuring Lease, for a period to be agreed.

RENT:

Unit 12 - £70,000 per annum, exclusive.

Unit 13 - £60,000 per annum, exclusive.

VAT:

All figures quoted are exclusive of VAT, that may be applicable.

ENTRY:

By arrangement.

EPC:

The property has an EPC rating of G. Further details are available upon request.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWINGS:

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

To arrange a viewing please contact:



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6. Date of Publication: September 2022