



FG[®] Burnett

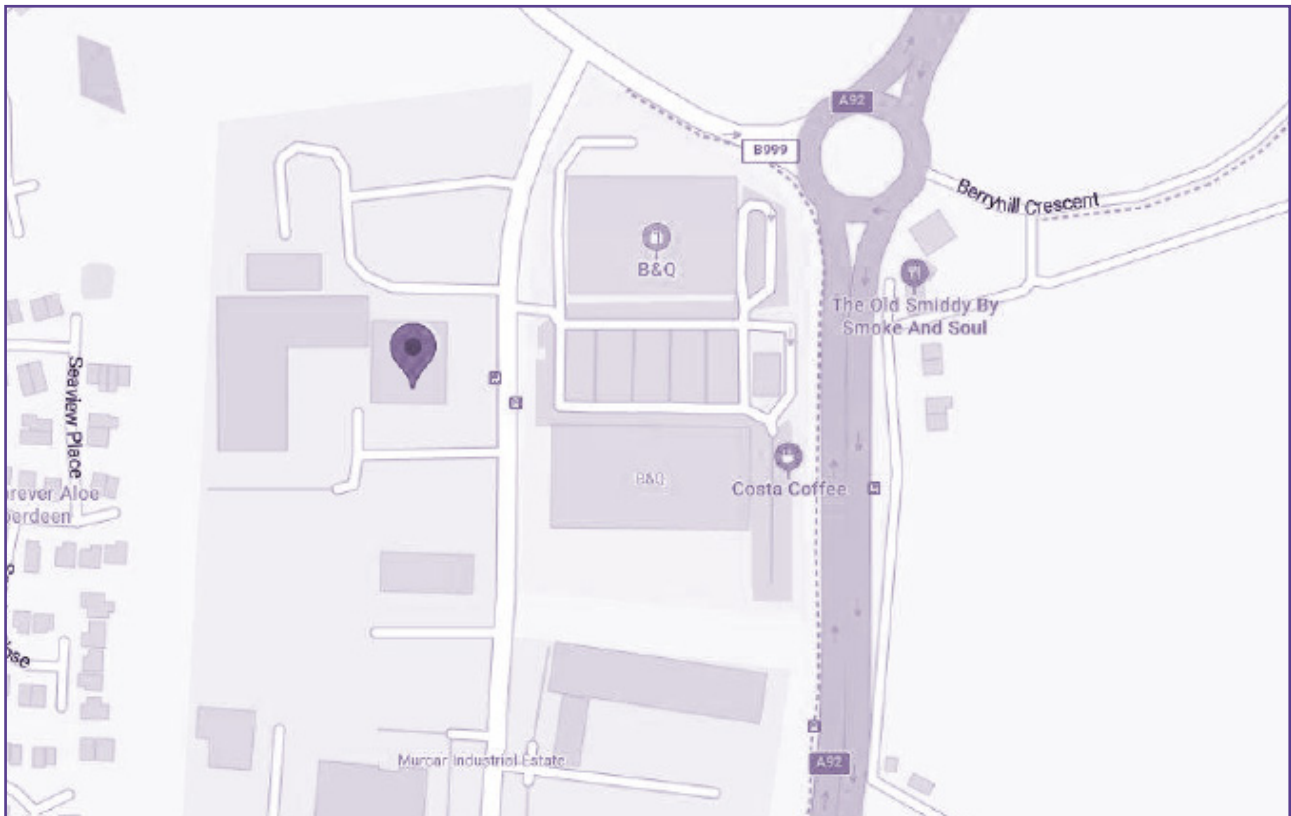
To Let

Site 17, Denmore Road

Bridge of Don, Aberdeen, AB23 8JW

Warehouse extending to 787.3 sq.m | 8,474
sq.ft with Secure Yard 862.6 sq.m | 9,285 sq.ft

- Warehouse & Secured Yard
- Directly opposite entrance to Bridge of Don Retail Park



Location

The premises are located on Denmore Road, the main arterial road in the heart of Bridge of Don Industrial Estate. It is approximately 4 miles north of Aberdeen city centre and benefits from excellent access to Ellon, Peterhead and the wider north.

Furthermore, the opening of the AWPR (A90) in 2019 has enhanced access to Aberdeen International Airport and the south. The closest junction is approximately 1.5 miles north of the site at Blackdog.

Nearby commercial occupiers in the near vicinity include Sparrows Offshore, Fugro Survey Limited, Ferguson Seacab and OEG Offshore UK. In addition, the neighbouring retail park is home to B&Q, Costa Coffee, M&S, Home Bargains, Trade Point and Pets at Home.

Description

A detached industrial building of warehouse and two storey office accommodation. There is also a secured yard with access directly off Denmore Road.

The building is of steel portal frame construction with blockwork walls to dado height and insulated metal cladding above with a pitched roof.

The warehousing element consists of solid concrete floors with natural lighting provided via translucent roof panels. Vehicular access is provided by two electric roller shutter doors. Internally the warehouse is large open plan space with a separate store room and toilet facilities.

The two storey office accommodation, extending to 591.8 sq.m. (6,370 sq.ft) is also available for lease, albeit will require a comprehensive refurbishment.

Floor Area

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas calculated: -

Warehouse	787.3 sq.m	8,474 sq.ft
Secure Yard	862.6 sq.m	9,285 sq.ft

EPC

Copy available on request.

VAT

Any figure quoted is exclusive of VAT.

Lease Terms

Flexible lease terms available.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Rent

On application.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Rateable Value

The Valuation Roll shows a Rateable Value of £56,000 effective from 1st April 2026.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk



Viewings & Offers

All offers should be submitted in writing to the sole agent.

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk



fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.