

TO LET

FG Burnett

Site 17, Denmore Road, Bridge of Don, Aberdeen, AB23 8JW

Warehouse extending to 787.3 sq.m | 8,474 sq.ft | With Secure Yard: 826.6 sq.m | 9,285 sq.ft

/// BASIC.ARMY.ALERT

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.

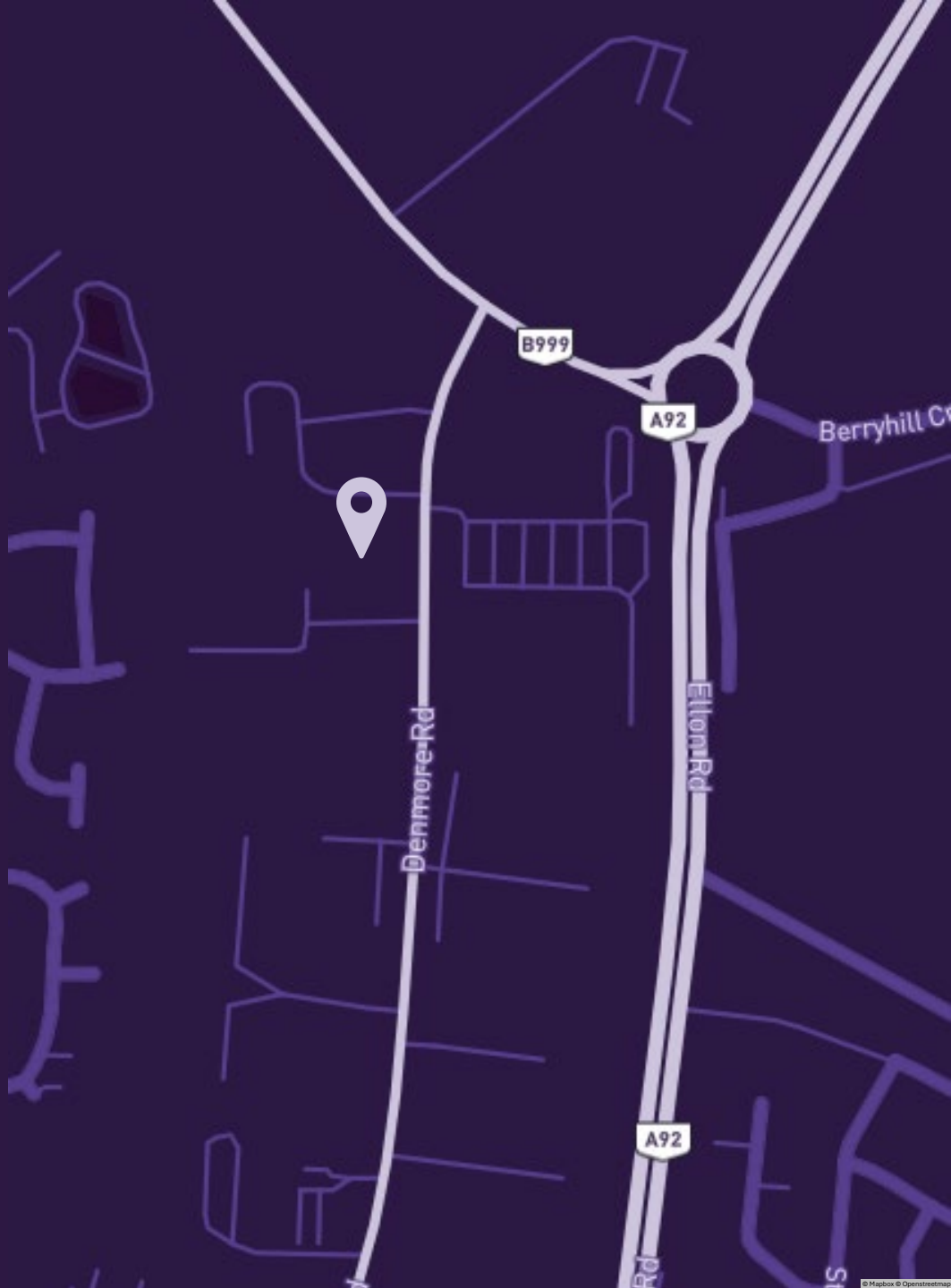
Description

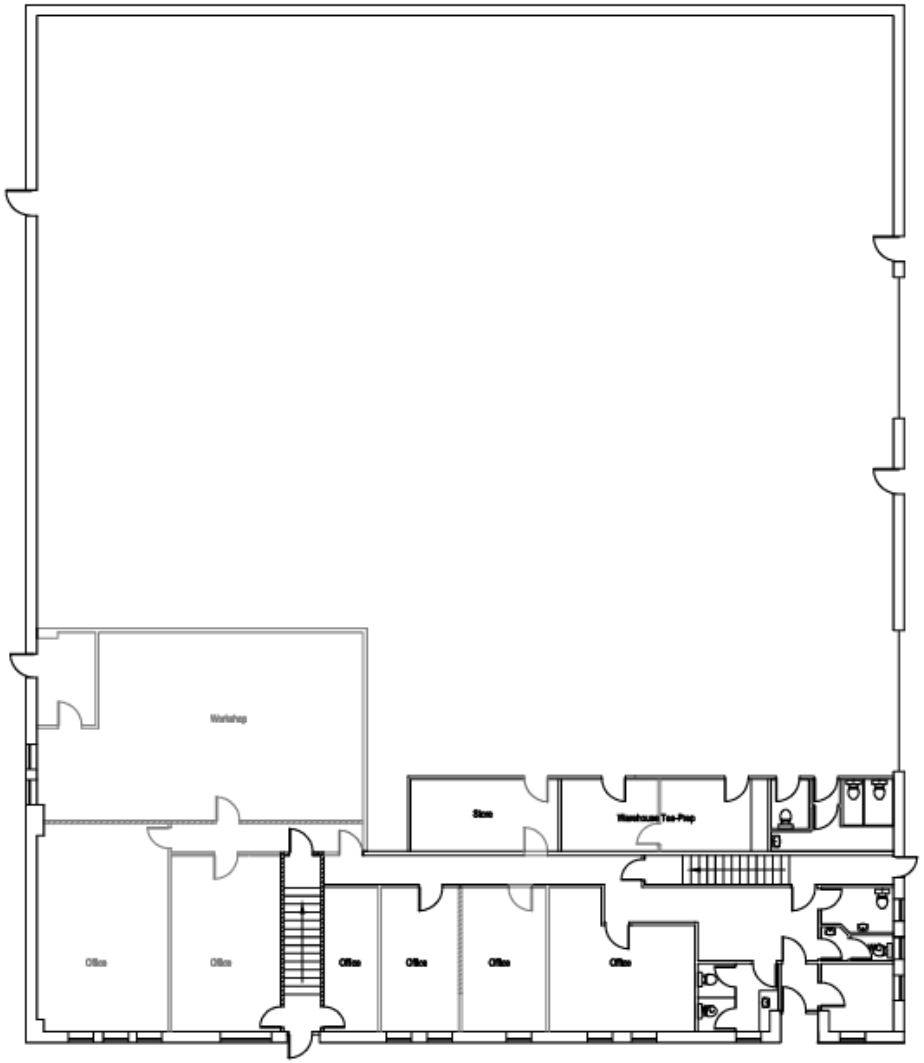
A detached industrial building of warehouse and two storey office accommodation. There is also a secured yard with access directly off Denmore Road.

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.





Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

AREA	SQ.M	SQ.FT
Warehouse	787.3	8,474
Secure Yard	862.6	9,285

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*



Rent

On application.

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.

Lease Terms

Flexible lease terms available.

EPC

Copy available on request.

VAT

All monies quoted are exclusive of any VAT.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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.

Entry

On conclusion of legal missives.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

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