



TO LET >

Murcar Industrial Estate
Bridge of Don, AB23 8JW

Unit 1

High Quality Terraced
Industrial Unit

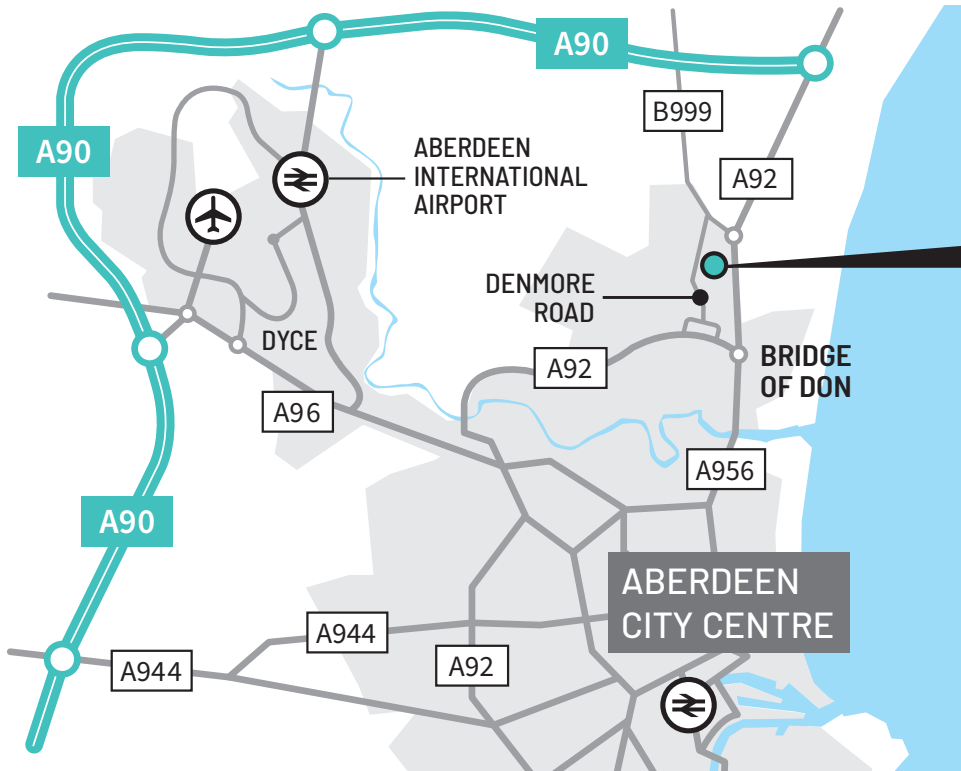
To be refurbished

517.1 sq. m (5,566 sq. ft)

Located within established industrial estate

Close proximity to A90

Suitable for a number uses including trade counter,
storage and distribution area



Unit 1

Murcar Industrial Estate
Bridge of Don
AB23 8JW

To Be Refurbished High Quality
Terraced Industrial Units

LOCATION

Murcar Industrial Estate is located approximately 4 miles north of Aberdeen city centre on the east side of Denmore Road, the main arterial road in the heart of the wider Bridge of Don estate. It benefits from excellent access to the City Centre along with Ellon, Peterhead and the north. The opening of the new A90 in 2019, has further improved access to Aberdeen International Airport and the south of the city with the he closest junction located approx. 1.5 miles north of the estate. The exact location can be seen on the plan above.



DESCRIPTION

The unit provides workshop accommodation with ancillary offices to the front of the unit. Internally the unit will benefit from refurbished workshop space featuring an electric roller shutter door for vehicular access, LED lighting throughout and a clear eaves height of seven metres. The office content will be refurbished to similar standard featuring LED lighting. The unit provides 6 car parking spaces.

FLOOR AREAS

We calculate the gross internal floor area as follows:

	Area sq.m	Area sq.ft
Unit 1	517.1	5,566

LEASE TERMS

The unit is available on a new full repairing and insuring lease.



RENT

Upon application.

RATEABLE VALUE

The property is entered in to the valuation roll with a rateable value of £43,000 effective as of 1st April 2023.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy of the Energy Performance Certificate can be provided to any interested party.

LEGAL COSTS

Each party will be responsible for their own legal costs in the respect of this transaction. The incoming tenant will be responsible for any Land and Buildings Transaction tax and registration due, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

ENTRY

Immediately upon the conclusion of legal missives.



VIEWINGS & OFFERS

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in Scottish Legal form.



Claire Herriot
01224 971139
claire.herriot@savills.com

Ben Clark
01224 971123
ben.clark@savills.com

37 Albyn Place, Aberdeen, AB10 1YN