

FOR SALE / TO LET

INDUSTRIAL UNIT WITH OFFICES AND PARKING



Site 2, Plot 4, Murcar Industrial Estate, Denmore Road, Bridge of Don, Aberdeen, AB23 8JW

- Prominent roadside location in Bridge of Don
- Excellent access to transport links
- GIA: 1,066.3 Sq.m (11,478 sq.ft)



LOCATION

The property is situated within the established Bridge of Don Industrial Estate on Denmore Road, approximately 3 miles north of Aberdeen City Centre. The location benefits from immediate access to the A956, providing excellent connectivity to Aberdeen Harbour, the city centre and the Aberdeen Western Peripheral Route (AWPR/A90), linking to Aberdeen International Airport and Scotland's principal road network.

Bridge of Don is an established commercial location, home to a wide range of energy, engineering, industrial and logistics occupiers. The area benefits from an excellent range of amenities including supermarkets, cafés regular public transport services, making it an attractive and convenient location for both businesses and employees.

DESCRIPTION

The property comprises a detached industrial unit with a secure yard and dedicated parking area, offering a versatile mix of warehouse, workshop and office accommodation. The warehouse provides bright and well-presented industrial space, benefiting from excellent natural light, LED lighting, gas-fired heating and an electrically operated roller shutter door. The unit also features a separate workshop with test tank and mezzanine storage.

The integrated office accommodation includes reception, private and open-plan offices, kitchen facilities and staff welfare amenities including showers and WCs. Finished to a modern standard throughout, the property is ideally suited to a range of occupiers seeking a quality facility in a highly accessible location..



ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	Description	SQ. M	SQ. FT
Ground Floor	Office	391.9	4,218
	Technical Offices	100.3	1,080
	Testing Bay and Tank Area	100.2	1,079
	Warehouse	268.8	2,893
Mezzanine	Storage	93.9	1,011
First Floor	Storage	111.2	1,197
	TOTAL	1,066.3	11,478

The entire site extends to approximately 0.226 hectares (0.559 acres).

RENT

£60,000 per annum.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated

PRICE

£450,000 is sought for our client's interest in the subjects.

TENURE

Heritable Interest (Scottish equivalent of English Freehold)



RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £75,000

The Uniform Business Rate for the year 2026 / 2027 is 53.5p in the £.

EPC

Available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

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

VIEWING

To arrange a viewing or for further information, please contact the sole letting/selling agents.



To arrange a viewing please contact:



Chris Ion
Divisional Director
chris.ion@g-s.co.uk
07717 425 298



Shona Boyd
Senior Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as a 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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.