

# DETACHED OFFICE BUILDING WITH GENEROUS CAR PARKING TO LET



**MURCAR HOUSE  
DENMORE ROAD, BRIDGE OF DON  
ABERDEEN AB23 8JW**

## LOCATION

The premises are situated on the western side of Denmore Road, within the established Bridge of Don Industrial Estate which lies some 4 miles north of Aberdeen City Centre.

Major occupiers located within the estate include Baker Hughes, GE Oil & Gas, Flemings, Fugro and Smith International.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

The location is highlighted on the plan opposite for identification purposes only.

## DESCRIPTION

The premises comprise a detached two storey building of block and brick construction, harled externally with a flat mineral felt covered roof.

Internally the accommodation includes acoustic tile ceilings, double glazed windows and gas fired central heating.

The following accommodation is provided, measured on a gross internal basis:

### Ground Floor

Entrance Canopy, Reception, 6 Offices, Staff Room, Male & Female Offices 160.08m<sup>2</sup> (1,723 sq ft)

### First Floor

6 Offices, Kitchenette, Male & Female Toilets 160.08m<sup>2</sup> (1,723 sq ft)

**Total 320.16m<sup>2</sup> (3,446 sq ft)**

## PARKING

A tarmacadam car park is located to the rear and side of the building accommodating up to 30 vehicles.

## RATEABLE VALUE

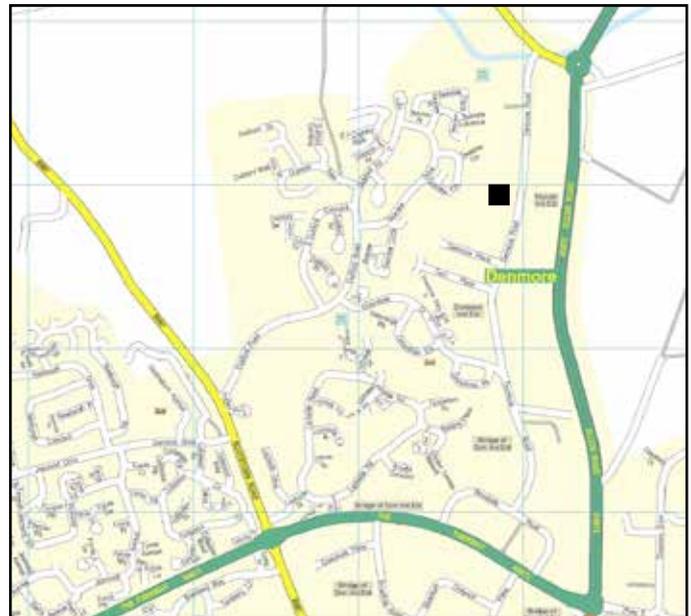
The property is entered in the Valuation Roll as follows:

Rateable value - £41,500

The Uniform Business Rate for the year 2015/2016 is 49.3p in the £. Water and Waste water charges are also payable.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a minimum period of 5 years incorporating 3 yearly rent reviews.



## RENTAL

On application.

## EPC

This property has an EPC rating of E. Further details are available on request.

## V.A.T.

All figures quoted are exclusive of Value Added Tax.

## ENTRY

By arrangement.

## LEGAL COSTS

Each party will bear their own legal expenses, with the ingoing tenant responsible for LBTT and registration dues in the normal manner.

## OFFERS & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.