

# DETACHED OFFICE BUILDING TO LET



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

## LOCATION

Murcar Commercial Park comprises a development of 30 units situated on the north side of Denmore Road in the heart of Bridge of Don Industrial Estate which is some four miles north of Aberdeen City Centre. The estate provides accommodation for a variety of office and industrial and also some retail warehouse uses.

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 exact location of the unit is noted on the attached O.S. extract for identification purposes only.

## DESCRIPTION

The property comprises a detached single storey building of concrete block construction harled externally with a pitched and tiled roof.

## ACCOMMODATION

The following accommodation is provided:

	Gross Internal Area
<b>Ground Floor</b>	
Reception / waiting area; 6 offices; male and female toilets; storage	117.8m <sup>2</sup> (1,268 sq ft)
<b>Total</b>	<b>117.8m<sup>2</sup> (1,268 sq ft)</b>

## CAR PARKING

Exclusive and shared parking is provided.

## SERVICES

Mains water, drainage and electricity are installed. Heating is by electric wall mounted heaters.

## RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

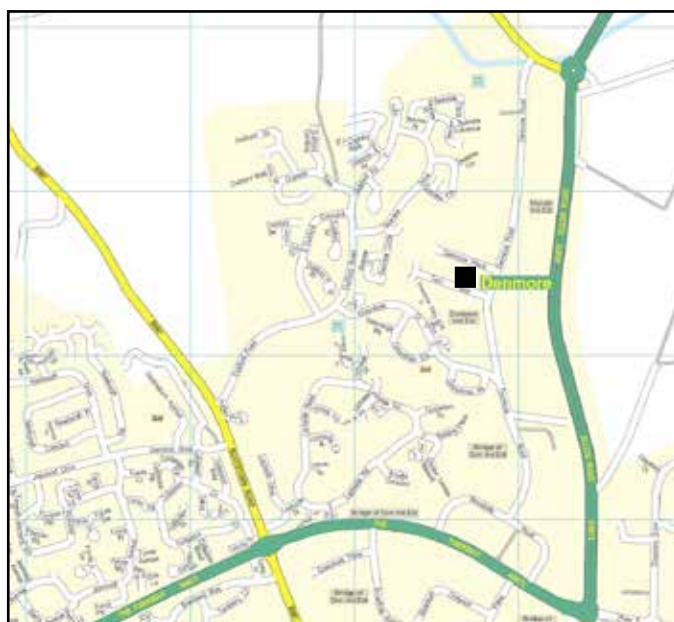
Net & Rateable Value— £11,250 with a proposed Rateable Value of £14,750 from 1st April 2017. Any new occupier will have the right of appeal against the proposed value.

The Uniform Business Rate for the year 2017/2018 is 46.6p.

This property may qualify for a 100% reduction under the Small Business Bonus Scheme.

## LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a minimum period of 5 years incorporating a third year rent review.



## RENTAL

£15,000 per annum, exclusive.

## V.A.T.

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately on completion of legal formalities.

## EPC

The property has an EPC rating of G. Further details are available on request.

## LEGAL COSTS

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

## OFFERS & VIEWINGS

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