

# INDUSTRIAL UNIT TO LET



**UNITS 14 & 15, BARRATT TRADING  
ESTATE, DENMORE ROAD, BRIDGE  
OF DON, ABERDEEN, AB23 8JW**

## LOCATION

The property is located at the entrance to the Barratt Trading Estate fronting Denmore Road within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre.

Major occupiers established within the Estate include Sterling Furniture, Sparrows Offshore, Fugro, B&Q and Marks & Spencer.

Aberdeen is Scotland's third city known as the oil capital of Europe and is one of the most prosperous regions in the UK.

The exact location of the units is noted on the street plan opposite for identification purposes only.

## DESCRIPTION

The property comprises a single storey building of steel portal frame construction infilled with concrete block dado wall and clad above with flat panels.

Generous car parking and loading/unloading facilities are provided adjacent to the unit.

## ACCOMMODATION

We have calculated that the gross internal floor area extends to 1,629.19 m<sup>2</sup> (17,429 sq ft) which may be sub-divided.

## SERVICES

All main services are available.

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at £167,000.

The Uniform Business Rate for the year 2020/2021 is 52.2p in the £.

For industrial purposes we understand that the Rateable Value may be reduced and an estimate can be provided to genuinely interested parties on request.

## LEASE TERMS

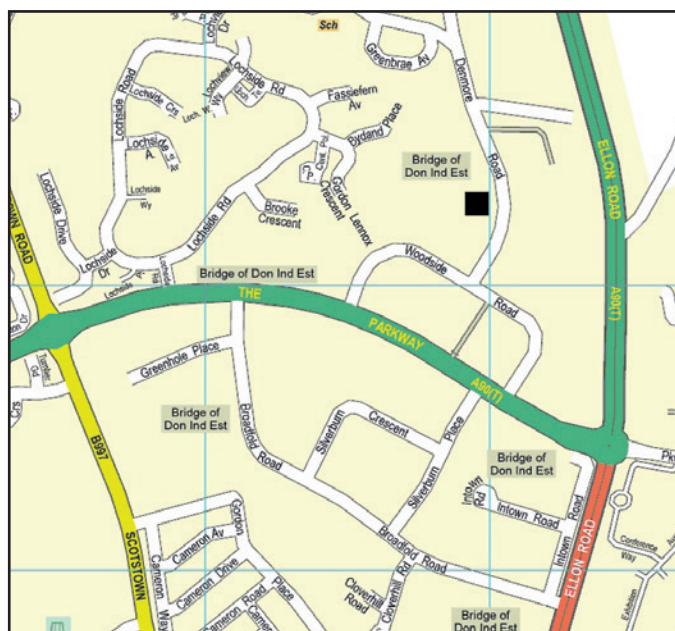
The property is offered on new standard full repairing and insuring terms for a period to be negotiated incorporating upward only rent reviews at appropriate intervals.

## RENTAL

Only £7/sq.ft, exclusive.

## VAT

All figures quoted are exclusive of Value Added Tax.



## ENTRY

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 Agent who will also make arrangements to view.