

INDUSTRIAL TO LET

Denmore Road

Bridge of Don | Aberdeen | AB23 8JW

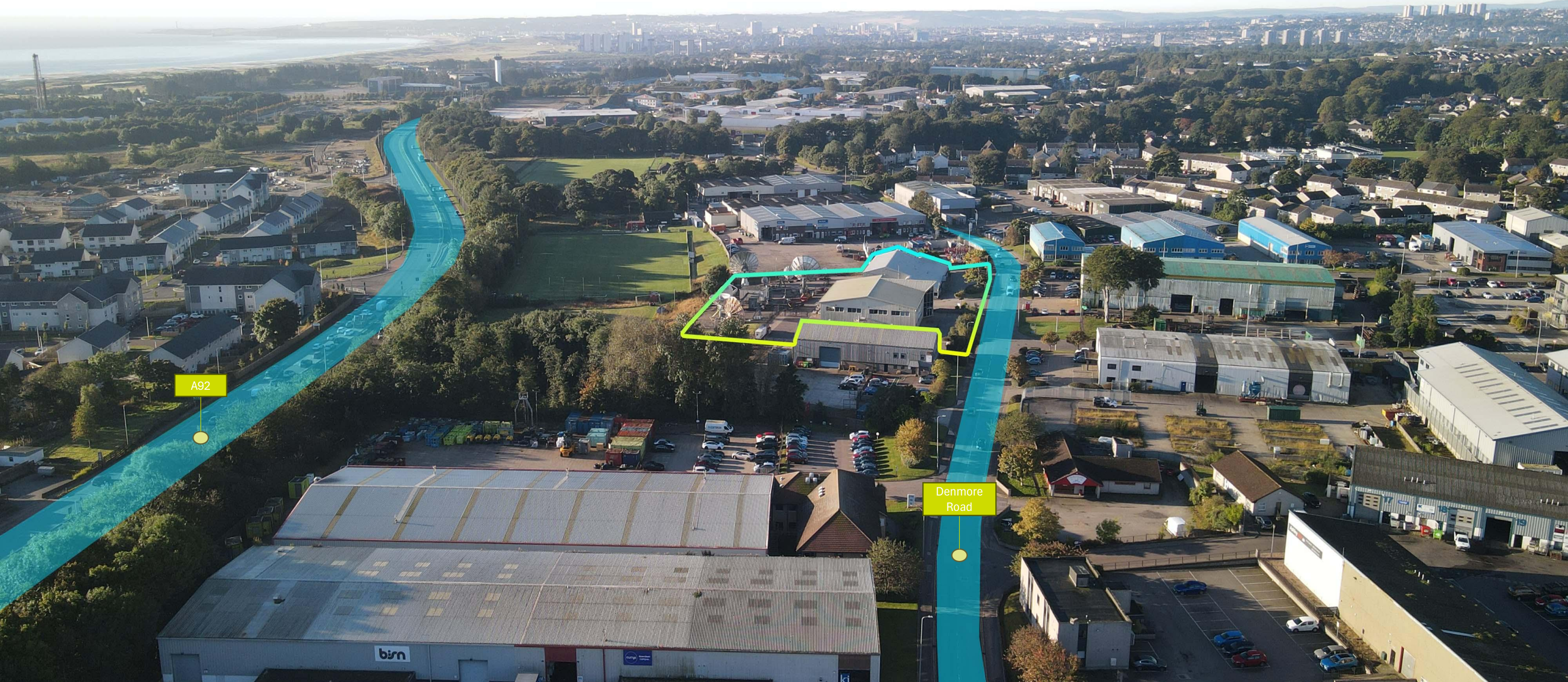
 **HUTCHEON
MEARNS**
REAL ESTATE



LOCATION

Bridge of Don is one of Aberdeen's longest established out of town business location and benefits from excellent access to the A90 connecting the City Centre with Ellon, Peterhead and the north. The subjects are also conveniently situated for easy access to the Parkway, Aberdeen's inner ring road, providing access to all points north, south and west.

The property is prominently located on the east side of Denmore Road within Bridge of Don Industrial Estate which lies some 4 miles north of Aberdeen City Centre.



DESCRIPTION

The subjects comprise a mixed office and industrial complex together with secure yard area.

Building 1

The property comprises of a detached two-storey office pavilion of steel portal frame construction with curtain wall cladding under a pitched and clad roof.

Internally, the subjects provide a mixture of open plan and cellular accommodation. There is staff welfare and kitchen facilities on each level which would allow the building to be let on a floor-by-floor basis.

The current tenant has currently configured a large section of the ground floor as a data centre / comms room.

There is provision for 43 car parking spaces (including 2 disabled).

Building 2

The property comprises of a detached industrial facility with single storey office at the front. The building is of steel portal frame construction with insulated clad walls under a pitched roof.

The warehouse benefits from 6 metre eaves height and vehicular access is via an electrically operated roller shutter door. Within the warehouse there is a mezzanine storage area.

The front office provides a mixture of open plan and cellular space.

There is provision for approximately 25 car parking spaces.

To the rear of the site is a secure yard area with double gate entrance located between the two buildings.



ACCOMODATION

The premises extend to the following approximate gross internal floor areas:

Building 1

Demise	Sq M	Sq Ft
Office – Ground Floor	650.06	6,997
Office – First Floor	650.06	6,997
TOTAL	1,300.12	13,994

Building 2

Demise	Sq M	Sq Ft
Warehouse	335.92	3,616
Mezzanine	43.75	471
Office	302.11	3,252
TOTAL	681.78	7,339

Yard (Net Area)	2,274.08	24,478
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PROPERTY TO BE FULLY REFURBISHED



RENT

Building 1	£130,000
Building 2	£75,000
TOTAL	£205,000

Consideration will be given to leasing the properties on their own.

RATEABLE VALUE

£176,000, effective from April 2026.

An estimate on the business rates payable can be provided upon request.

VAT

All figures quoted are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Entry

The property is available from Q2 2026.

ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.





VIEWINGS & OFFERS

For further information or viewing please contact the sole leasing agent:



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January 2026

