



HIGH SPECIFICATION DETACHED OFFICE
CAR PARKING



FG Burnett

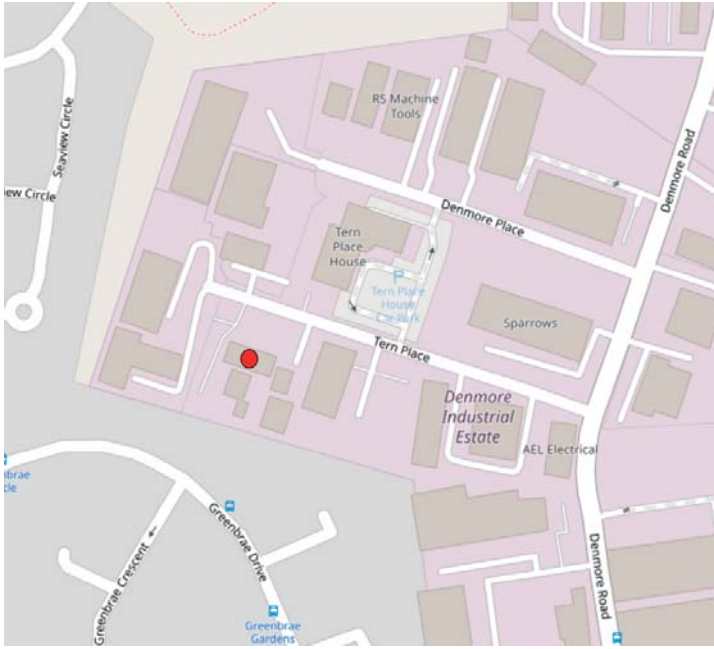


FOR SALE/MAY LET
Tern Place

Denmore Road, Bridge of Don, Aberdeen, AB23 8JX | From 412.8 -
850 sq.m (4,444 - 9,149 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Tern Place is situated on Denmore Road in the heart of the well established Denmore Industrial Estate in Bridge of Don, Aberdeen. Bridge of Don is located approximately 3 miles North of Aberdeen City Centre and has a population of c. 22,500 making it one of the largest suburbs in Europe.

The A90 Trunk Road is in close proximity to the property, thus providing easy access to all parts of the City and the wider area. Many multi-national companies are represented in Bridge of Don including Dräger, Finning, Sparrows and Saipem ENI.

DESCRIPTION

- Modern, detached office building, arranged over ground and first floors
- Modern specification to include cellularised demountable offices and meeting rooms, toilet and kitchen/tea prep
- Gas fired heating system with perimeter radiators
- Passenger lift and DDA compliant
- Fully fitted lab area within the extension - could be adapted to office or workshop space
- Car parking for approximately 33 vehicles (including 2 disabled spaces)

PROPERTY DETAILS

Rent	On application.	
Price	Offers around £900,000 exc VAT.	
Rateable Value	£124,000	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
EPC	E. Copy available on request.	
VAT	VAT will be applied at the standard rate.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Floor Areas	The property was measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate areas derived:-	
Ground Floor	412.8 sq.m	4,444 sq.ft
First Floor	437.2 sq.m	4,705 sq.ft
Total	850.0 sq.m	9,149 sq.ft

VIEWING & OFFERS All offers should be submitted in writing to the joint agents.

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GRAEME NISBET

t. 01224 597532 / e. graeme.nisbet@fgburnett.co.uk

JONATHAN NESBITT

t. 01224 597531 / e. jonathan.nesbitt@fgburnett.co.uk

ARRON FINNIE

t. 01224 569651 / e. arron.finnie@ryden.co.uk

DANIEL STALKER

t. 01224 569680 / e. daniel.stalker@ryden.co.uk