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25 Albyn Place, ABERDEEN AB10 1YL
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FOR SALE / MAY LET
HIGH SPECIFICATION DETACHED OFFICE
WITH CAR PARKING



TERN PLACE
DENMORE ROAD
BRIDGE OF DON
ABERDEEN
AB23 8JX

To arrange a viewing or for further
information, please contact:

Floor space:
**From 158 sq m (1,701 sq ft) to
850 sq m (9,149 sq ft)**

Contact:
Arron Finnie

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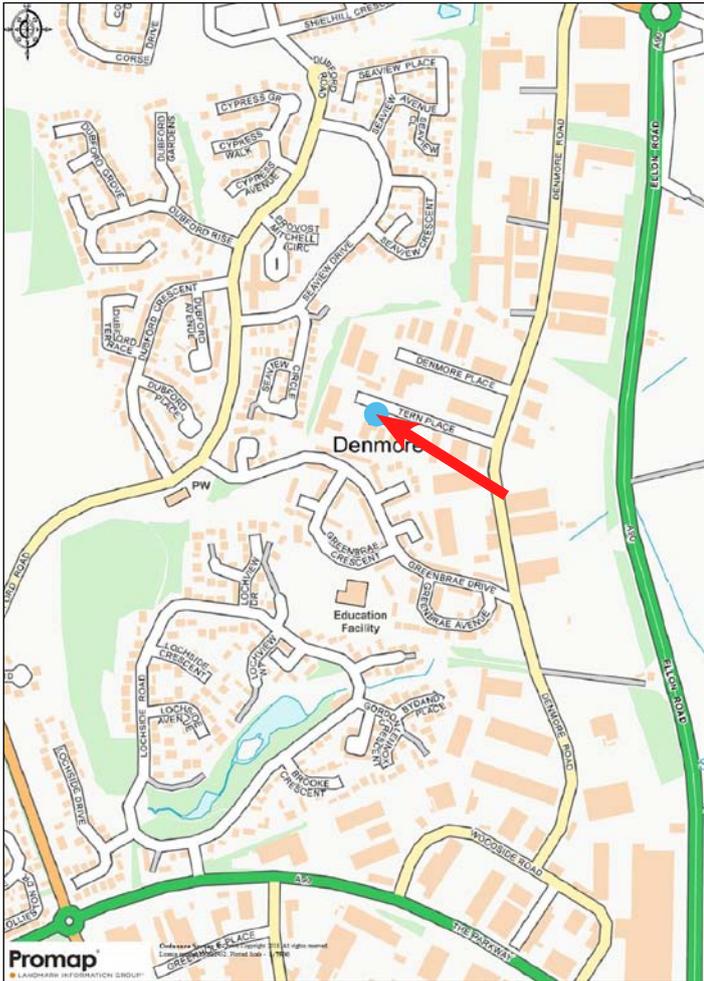
Glasgow
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Leeds
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Manchester
0161 249 9778

London
020 7436 1212



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; Drager, Finning, Sparrows and Saipem ENI.

The precise location is shown on the plan above.

Description:

The available accommodation comprises a modern, detached office building arranged over ground and first floors and benefits from a sizeable two storey rear extension. The building is of steel frame construction with solid concrete floors and there is profile metal cladding to the walls and roof. Externally, there is dedicated car parking for approximately 33 vehicles (including 2 disabled spaces).

Internally, the office areas benefit from a modern specification to include gas fired heating with perimeter radiators, suspended ceilings, carpeted floors, double glazed windows, a passenger lift, intruder alarm system and there is ample provision of toilet and kitchen/tea prep facilities. The ground floor of the rear extension is currently fitted out for use as a lab area, however, could be adapted to office or workshop space.

The building is capable of being converted to open plan, albeit it is currently fitted out, by means of demountable partitioning in predominantly cellular fashion.

Accommodation:

The subjects comprise the following net internal areas as measured in accordance with The RICS Code of Measurement Practice (6th Edition):

Ground Floor		
Front	254.8 sq m	2,743 sq ft
Rear	158.0 sq m	1,701 sq ft
First Floor		
Front	271.0 sq m	2,917 sq ft
Rear	166.2 sq m	1,788 sq ft
Total	850.0 sq m	9,149 sq ft

Rateable Value:

The subjects are currently entered in the Valuation Roll with a Rateable Value of £124,000.

Any purchaser would have the right to appeal the Rateable Value.

Sale Price:

Offers around £900,000, exclusive of VAT are invited for our client's heritable interest.

Rent:

On Application.

Our client would consider letting in part of floor plates from 158 sq m (1,701 sq ft) - 850 sq m (9,149 sq ft).

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendation Report can be made available upon request.

Price:

We are instructed to seek offers in excess of £1.65m, exclusive of VAT. A purchase at this level reflects an attractive net initial yield of 15.34% after allowing for purchaser's costs and LBTT.

VAT:

VAT will be applied at the standard rate.

Legal Costs:

Each party will be responsible for their own legal costs incurred in documenting any transaction. The purchaser will be responsible for any LBTT or Registration Dues applicable.

Viewing & Offers:

Viewing is strictly by arrangement through the joint agents to whom all offers should be submitted in Scottish Legal Form.

Any interested parties are advised to note their interest in writing in order to be assured of being informed of any closing date that may be set.

Ryden LLP

FG Burnett



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October 2018