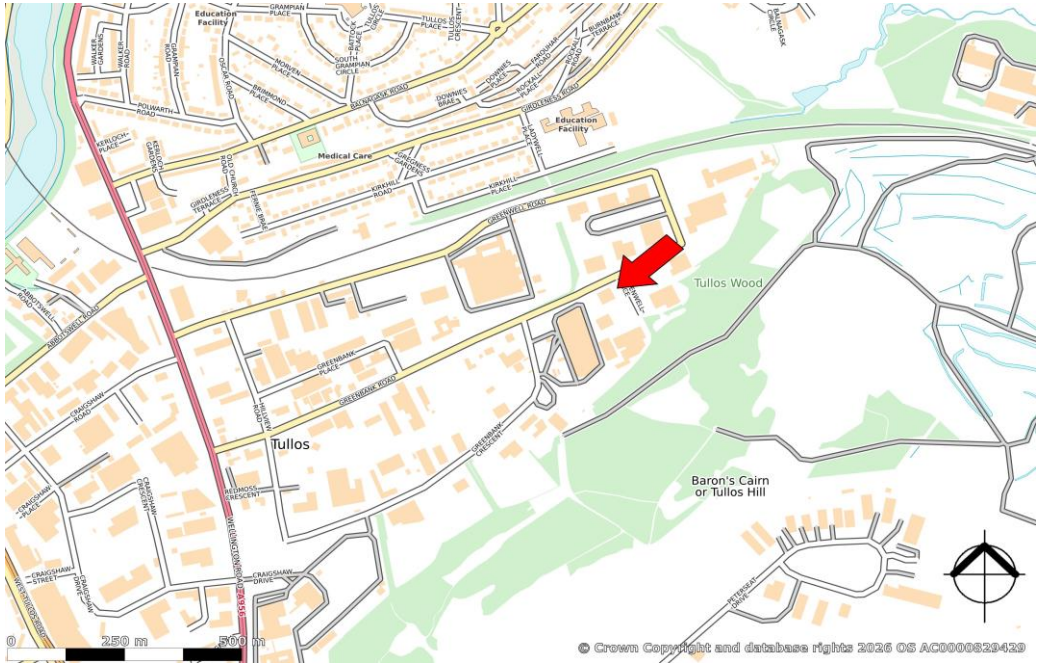
TO LET
INDUSTRIAL UNIT WITH SECURE YARD AND PARKING

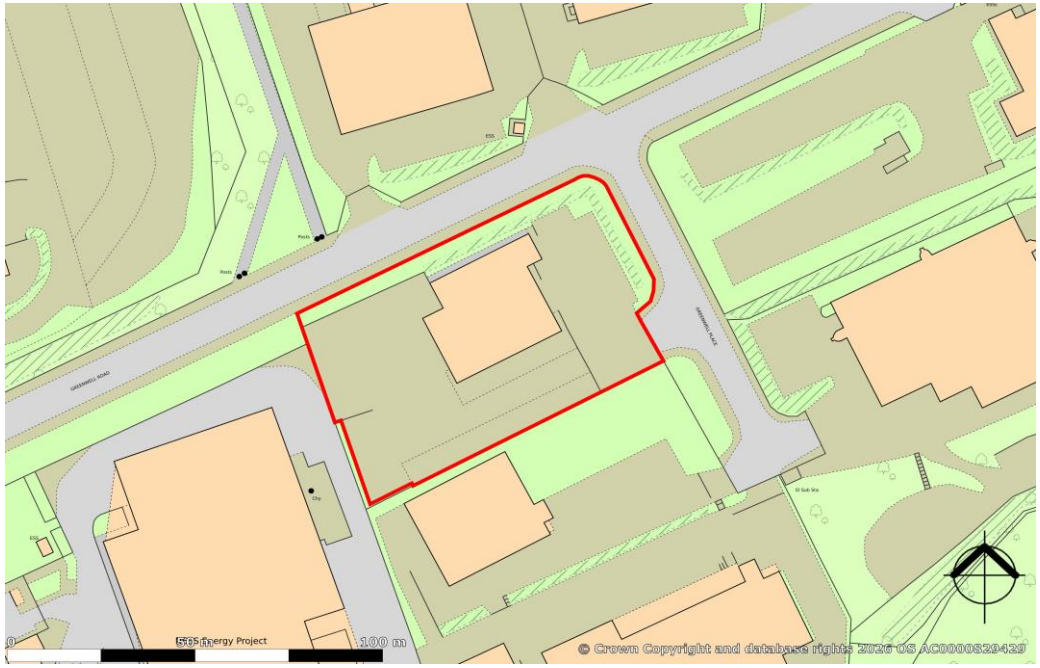
GRAHAM SIBBALD



Site 47 Greenwell Place, Aberdeen, AB12 3AY

- Located in the East Tullos Industrial Estate and Energy Transition Zone
- 2 x 10 tonne cranes on site
- GIA: 814.56 sq.m (8,768 sq.ft)
- Yard: 2,313.1 sq.m (24,898 sq.ft)





LOCATION

The property is situated on Greenwell Road within the established Tullos industrial area of Aberdeen, approximately 2 miles south of Aberdeen City Centre. Tullos is one of the city's principal industrial and distribution locations, benefiting from convenient access to Wellington Road (A956), the A90 Aberdeen Western Peripheral Route and Aberdeen Harbour facilities. The surrounding area comprises a mix of industrial, trade counter, storage and logistics occupiers, making it a well-recognised commercial location.

DESCRIPTION

The property comprises a single-storey industrial facility of steel portal frame construction, clad externally with insulated profiled metal sheeting. The warehouse benefits from two roller shutter loading doors and two 10-tonne overhead travelling cranes. The warehouse has an eaves height of approximately 7.3 m (24 ft), LED lighting features throughout and is heated by gas-fired warm air blowers. Adjoining the warehouse is a single-storey office and welfare block. The accommodation comprises a reception area, open-plan office, meeting rooms, WC facilities and a staff tea preparation area. Externally, the property benefits from parking for approximately 16 vehicles together with a secure storage yard. The yard is surfaced in a combination of tarmac and concrete, providing flexible external storage and operational space.

ENERGY TRANSITION ZONE

Energy Transition Zone The site sits within the Energy Transition Zone (ETZ) which comprises approximately 250 hectares in Altens & Tullos Industrial Estates. Together with the South Harbour these areas will be the catalyst for offshore renewables, production of hydrogen and CO2 storage in order to move to a net zero objective. Further information can be found at etzltd.com.





ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Office / reception / welfare	204.38	2,200
Warehouse	610.18	6,568
TOTAL	814.56	8,768
Yard	2,313.1	24,898

RENT

£90,000 per annum exc.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £89,000. The Uniform Business Rate for the year 2026 / 2027 is 53.5p in the £ resulting in a net liability of £47,615.

EPC

Full documentation is available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

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



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.