TO LET

WAREHOUSE WITH OFFICES AND YARD

GRAHAM SIBBALD



Units 2 — 4 Greenbank Place, East Tullos Industrial Estate, Aberdeen, AB12 3BT

- Gross Internal Area — 2,293.65 sq.m (24,688 sq. ft)
- Well-presented unit throughout
- 12 tonne crane in situ
- Two units available together or separately





LOCATION

The property is situated on the south side of Greenbank Place close to the junction with Hillview Road within East Tullos Industrial Estate, a popular industrial / business location lying less that 1.5 miles from Aberdeen City Centre and Harbour. The new £350m deep berth South Harbour at Nigg Bay is also only 1 mile away, and the property benefits from being within the Energy Transition Zone with further information available at etzltd.com.

Occupiers established within the nearby vicinity include Tierney Strachan, Stena Drilling, Biffa Waste, NorDan Uk and Arnold Clark.

DESCRIPTION

The property is well presented throughout and comprises two main buildings, available either individually or together:

BUILDING 1

The main warehouse comprises a single storey industrial building of steel portal frame construction, with a concrete floor and energy-efficient LED lighting throughout. With an eaves height of approximately 8 metres, the unit is further enhanced by having a 12 tonne gantry crane and a storage mezzanine in situ. Adjacent to the main warehouse there is a well presented single storey office block, with predominantly open plan office accommodation and meeting spaces, and has kitchen and toilet facilities. There is an adjoining ancillary warehouse on the east elevation which is of similar construction.

BUILDING 2

On the west elevation, there is an additional single-storey building of concrete frame construction which is currently fitted out as a warehouse. This could be utilised as additional office accommodation if required.

EXTERNAL

Externally, the property benefits from a concrete yard and dedicated parking. The car park provides 9 marked spaced with the capacity for up to 18 vehicles when parked in tandem, with additional on-street parking is available to the front of the property. The concrete yard on the east side of the site is approximately 848.02 sq. m (9,128 sq. ft).

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

BUILDING 1

	SQ. M	SQ. FT
Warehouse	1,124.58	12,105
Ancillary Workshop	164.57	1,771
Mezzanine Storage	138.28	1,488
Office	267.74	2,882
Sub- Total	**1,695.17**	**18,246**

BUILDING 2

	SQ. M	SQ. FT
Warehouse	598.48	6,442

BUILDINGS 1 & 2

	SQ. M	SQ. FT
Total	**2,293.65**	**24,688**

RATING

The property is entered in the current valuation roll as follows: Rateable Value - £114,000.

The uniform business rates for 2024/2025 is 55.9p in the £.





LEASE TERM

The unit is available on a new Full Repairing and Insuring Lease, for a period to be agreed.

RENT

Building 1:	£115,000 per annum, exc.
Building 2:	£35,000 per annum, exc
Buildings 1 & 2:	£150,000 per annum, exc.

VAT

All figures quoted are excluded of VAT, which is applicable.

EPC

The property currently has an EPC rating of 'TBC'. Full documentation can be provided to interested parties upon request.

ENTRY

By arrangement.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

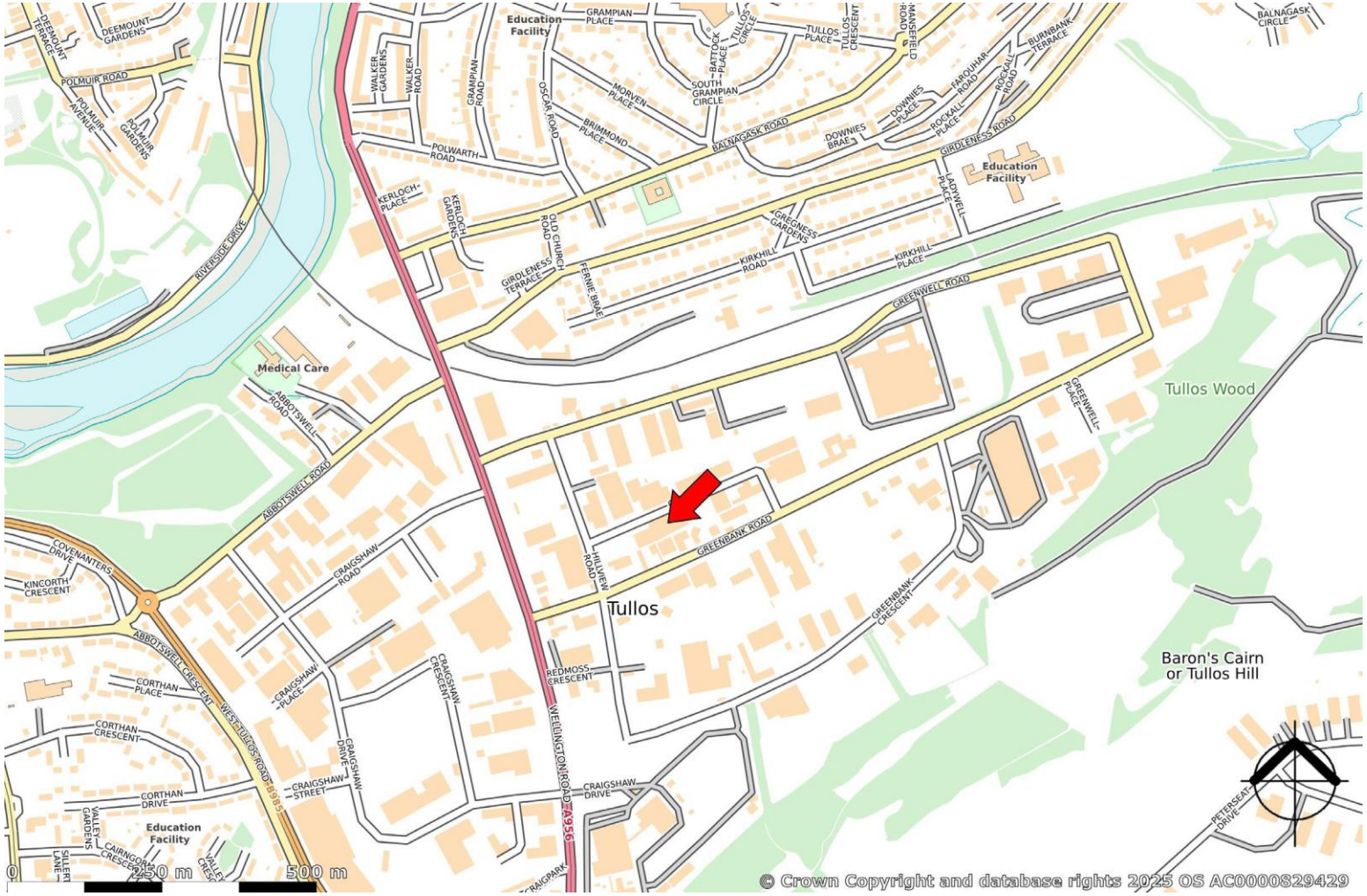
VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents: Chris Ion or Molly Peeters









IMPORTANT NOTICE

1. These particulars are intended as 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.

6. Date of Publication: September 2025

To arrange a viewing please contact our joint agents:



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