TO LET
INDUSTRIAL UNIT

GRAHAM SIBBALD



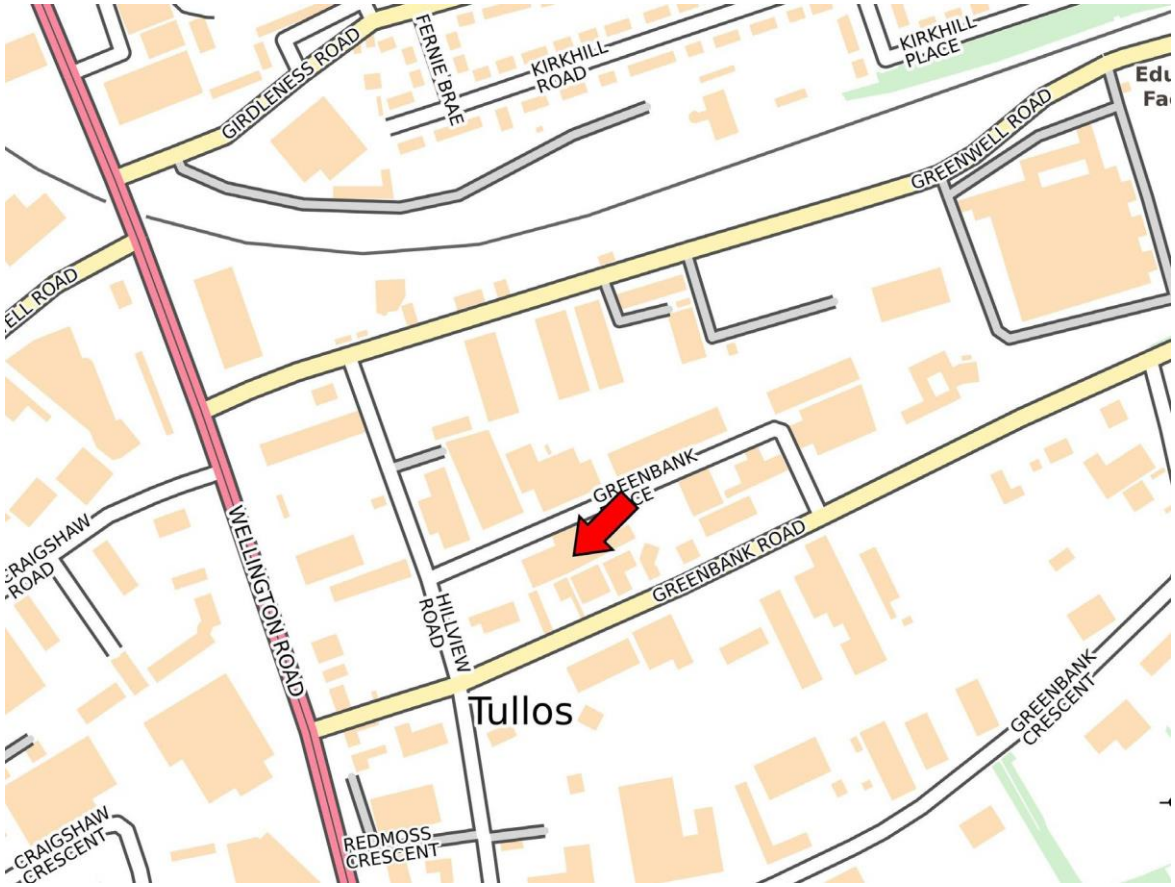
Units 2-3 Greenbank Place, East Tullos Industrial Estate, Aberdeen, AB12 3BT

- GIA — 598.48 sq. m (6,442 sq. ft)
- Designated car parking
- Located within the Energy Transition Zone (ETZ)

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 than 1.5 miles from Aberdeen City Centre and Harbour. The new £350m deep berth South Harbour at Nigg Bay is 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 subjects comprise a single-storey warehouse building of concrete frame construction. Within the property there are offices to the front of the building along with W/C facilities and a kitchenette. The property benefits from two vehicular access points. The warehouse has an eaves height of 5.82m.

ACCOMMODATION

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

Description	Sq M	Sq Ft
Warehouse	598.48	6,442



CAR PARKING

The property benefits from dedicated parking to the front of the unit. The car park provides 9 marked spaces 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.

LEASE TERM

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



RENT

£35,000 per annum exc

EPC

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

VAT

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

RATEABLE VALUE

The property is entered in the current valuation roll as a larger entity and requires to be re-assessed. An estimate can be provided.

ENTRY

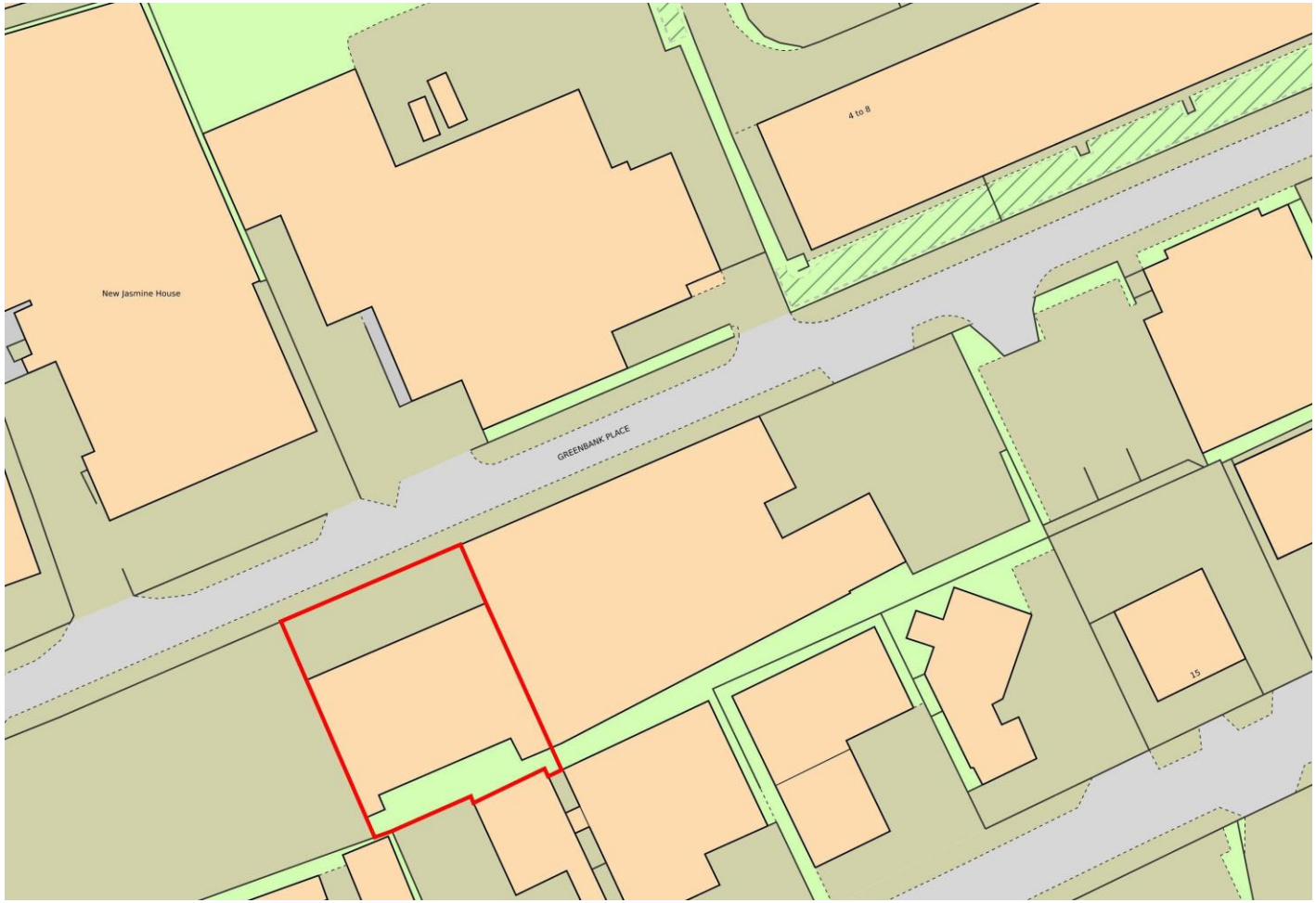
To be agreed, upon completion of formalities.

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 joint letting agents.



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, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



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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.
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