Ryden

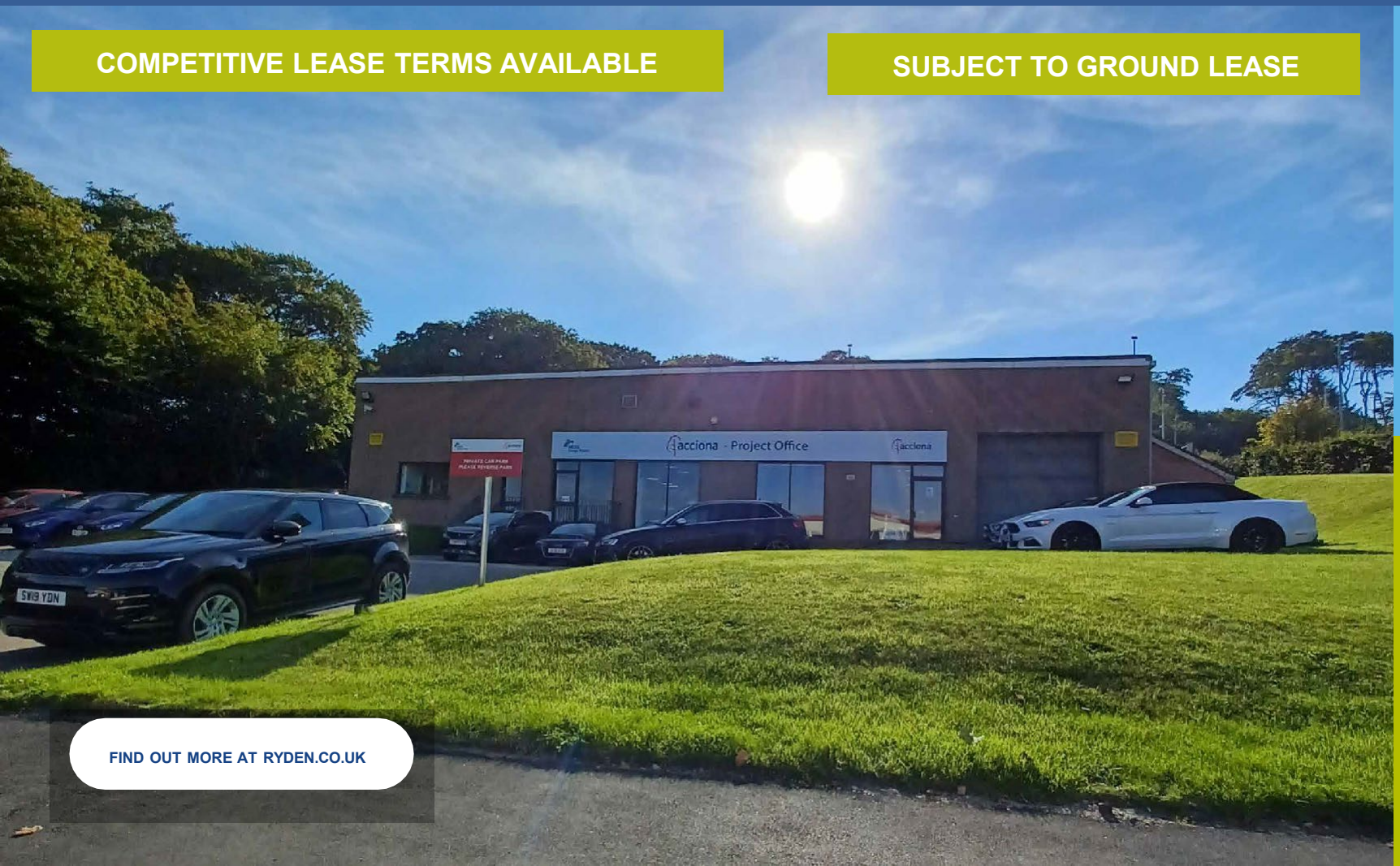
TO LET / MAY SELL

MODERN OFFICE/SHOWROOM WITH WORKSHOP FACILITY & CAR PARKING

579.78 SQ M (6,240 SQ FT)

COMPETITIVE LEASE TERMS AVAILABLE

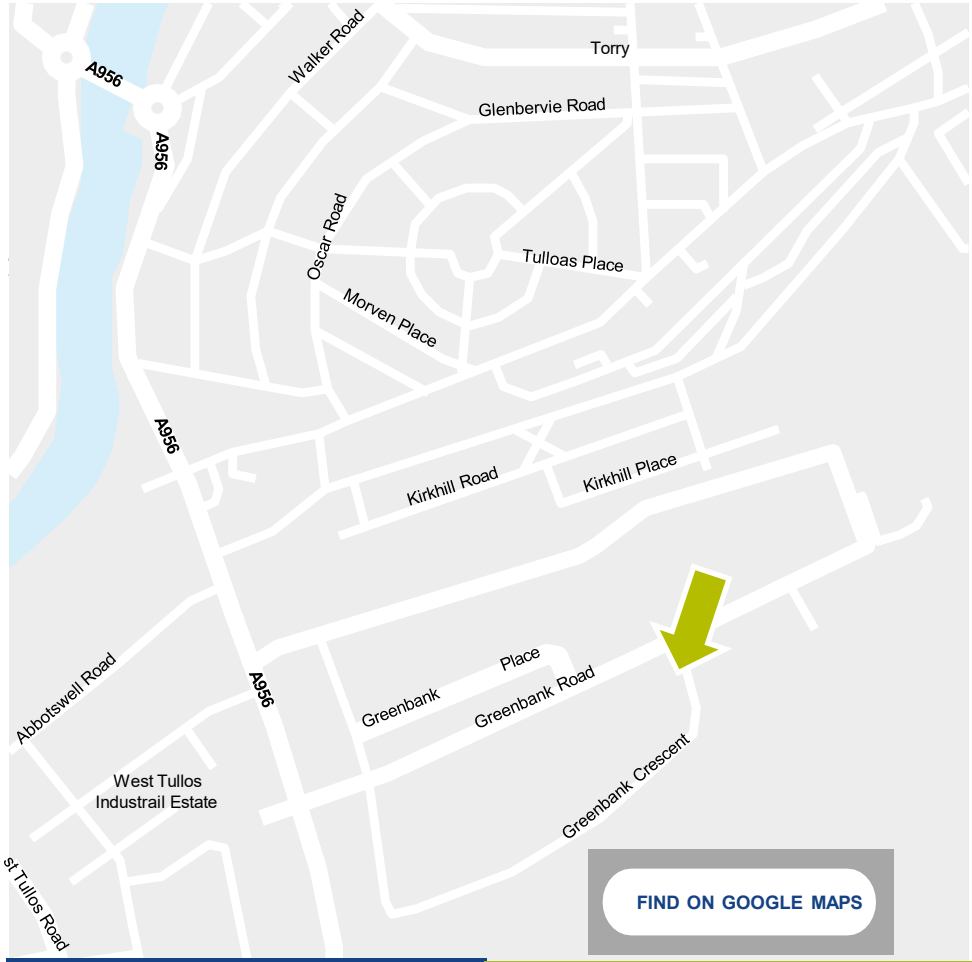
SUBJECT TO GROUND LEASE



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40 GREENBANK CRESCENT
EAST TULLOS INDUSTRIAL ESTATE
AB12 3BG

- SINGLE STOREY BUILDING
- HIGH BAY LIGHTING & 3-PHASE POWER SUPPLY
- ELECTRIC ROLLER SHUTTER DOOR
- CAR PARK LOCATED AT THE FRONT



LOCATED IN A PROMINENT POSITION ON THE SOUTH SIDE OF GREENBANK CRESCENT

LOCATION

The subject is located in a prominent position on the south side of Greenbank Crescent, within East Tullos Industrial Estate. The property is well located for access to Aberdeen City Centre as well as other peripheral locations, due to the close proximity of the AWPR which can be accessed via the A956.

Surrounding occupiers include: Stena Drilling, Arnold Clark, Thomson Dairies, Greenwell Equipment and North Sea Compactors.

DESCRIPTION

The premises comprises a detached single storey building, with an internal fit out made up of a large open plan showroom/ office area to the east, and further office accommodation in the section to the West. A small workshop area is accessed by roller shutter door to the north facing elevation.

The main office provision has carpet tiled floor, plasterboard walls, suspended ceilings with Cat 2 lighting and cooling/ heating wall mounted cassettes. The space is predominantly open plan however there are meeting rooms/break-out rooms that allow for cellular working. The accommodation also benefits from a tea prep area and w/c facilities.

The workshop has a concrete floor, high bay lighting, 3-phase power supply and an electric roller shutter door (approx. 3.85m in width and 3.90m in height).

There is a tarmac car park located at the front of the subject.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following gross internal areas:

DESCRIPTION	SQ M	SQ FT
OFFICE/ SHOWROOM	530.00	5,705
WORKSHOP	44.16	475
EXTERNAL STORE	5.62	60
TOTAL	579.78	6,240

RENT / PRICE

Upon application.

RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of £67,500 effective from 1 April 2017.

GROUND LEASE

The subjects are currently subject to a Ground Lease, as follows:

Lease Commencement: 28 May 1972
Lease Expiry: 28 May 2071
Lease Term: 99 years
Current Ground Rent: £21,760 per annum
Rent Review Pattern: very 14 years
Next Rent Review: 28 May 2030
Unexpired Term (as at Aug 2026) 45 years

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of: E

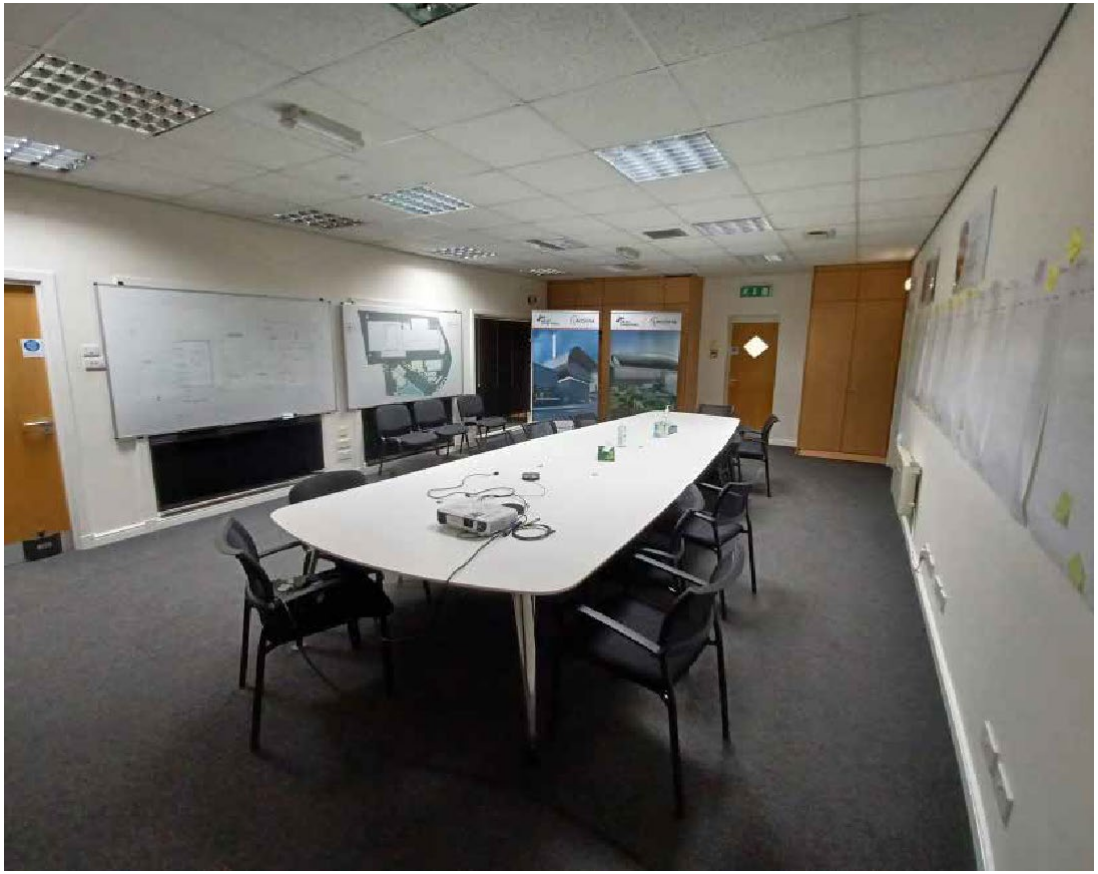
LEASE TERMS

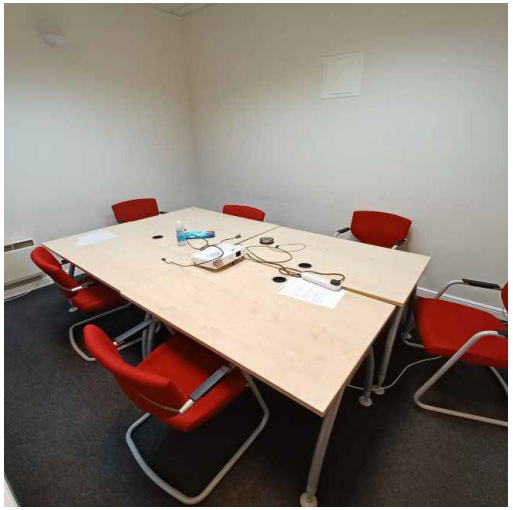
The property is available on a full repairing and insuring basis, with medium to long term leases being considered.

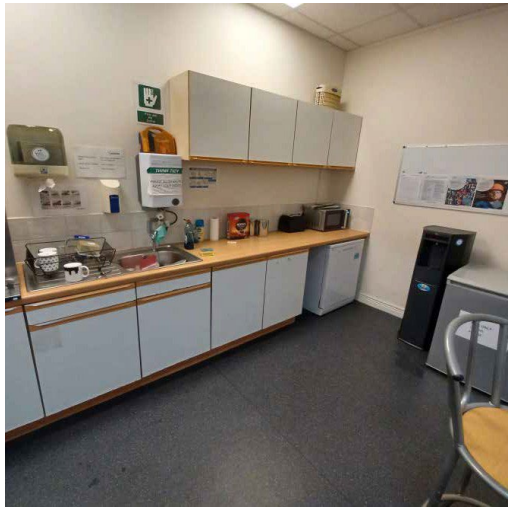
LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

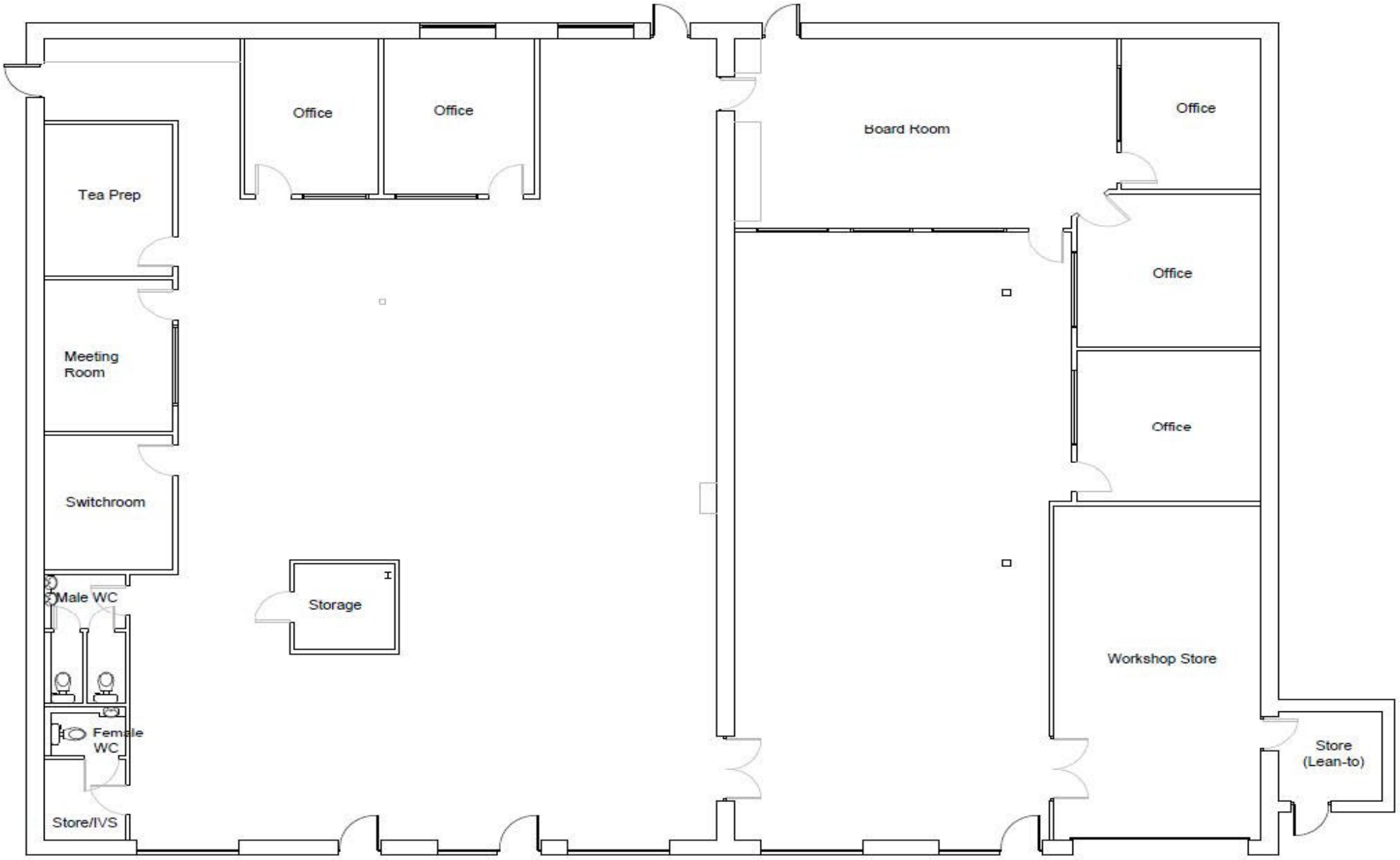








FLOOR PLAN


Office
Office
Board Room
Office
Tea Prep
Office
Meeting Room
Office
Switchroom
Office
Male WC
Storage
Workshop Store
Female WC
Store (Lean-to)
Store/IVS

TO LET

MODERN OFFICE/ SHOWROOM WITH WORKSHOP FACILITY & CAR PARKING

579.78 SQ M
(6,240 SQ FT)



40 GREENBANK CRESCENT EAST TULLOS INDUSTRIAL ESTATE AB12 3BG

GET IN TOUCH

Please get in touch with our letting agent for more details.

Paul Richardson
T 07789 986 141
E paul.richardson@ryden.co.uk

Joe Thomson
T 07384 543 094
E joe.thomson@ryden.co.uk

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **July 2026**