

TO LET

INDUSTRIAL UNIT WITH YARD

Detached industrial unit on roadside location

Current fitout available by separate negotiation

3 roller shutter doors

Gross Internal Area – 281 SQM (3,025 SQFT)

Yard – 1,136 SQM (12,230 SQFT)

Rental - £30,000 per annum

VIRTUAL TOUR 360°

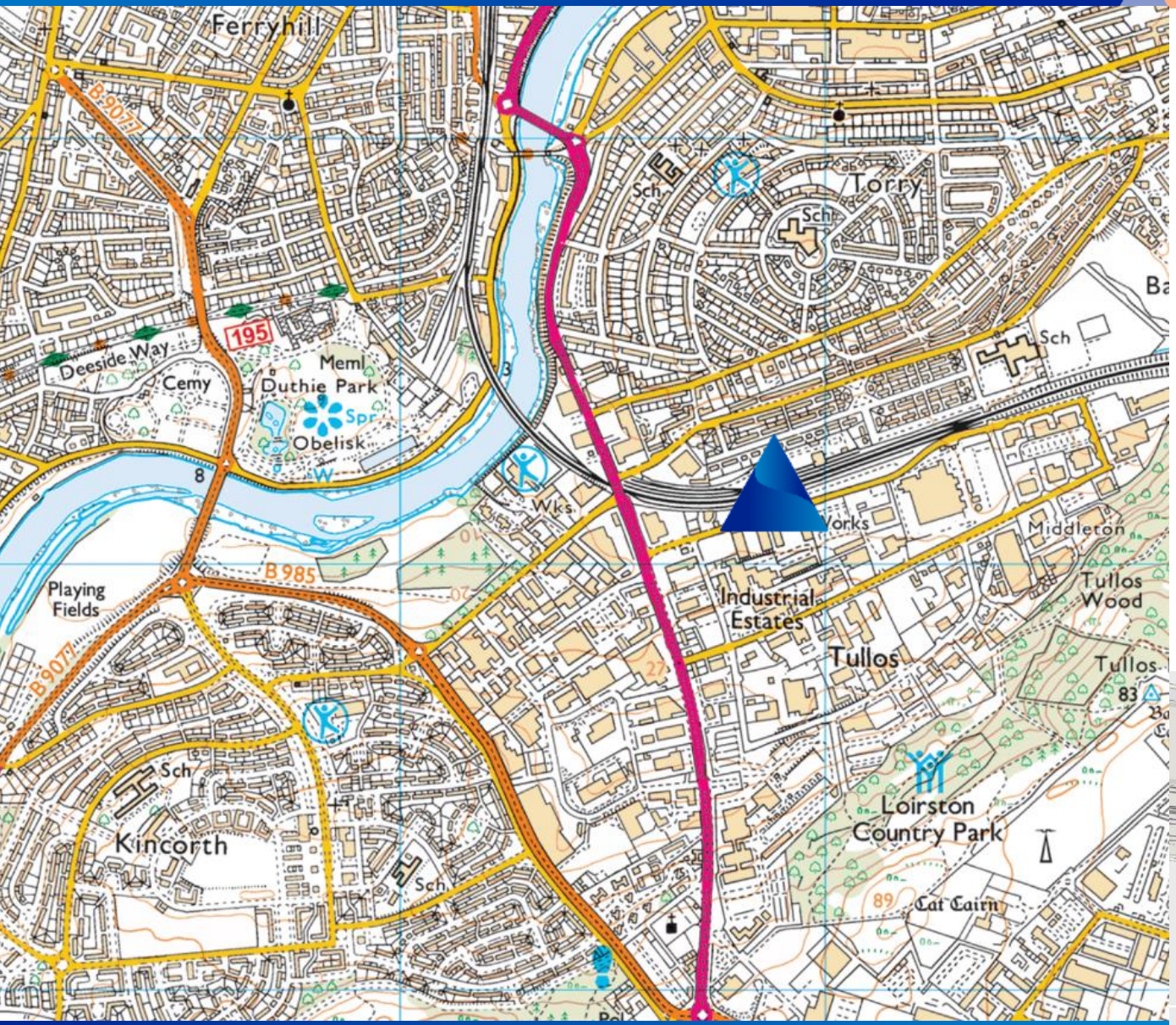
WORKSHOP & YARD, GREENWELL ROAD, ABERDEEN, AB12 3AX

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Location

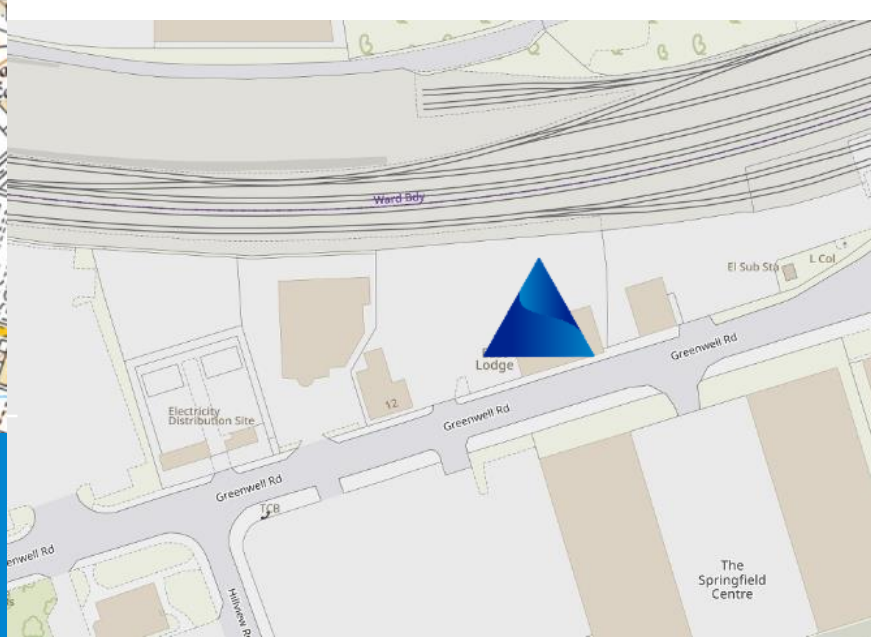
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The subjects are located on the north side of Greenwell Road just a short distance from its junction with Wellington Road.

Road at the entrance to East Tullos Industrial Estate. The location is mixed use in nature with a number of commercial uses to include car showroom and drive thru located on Wellington Road.

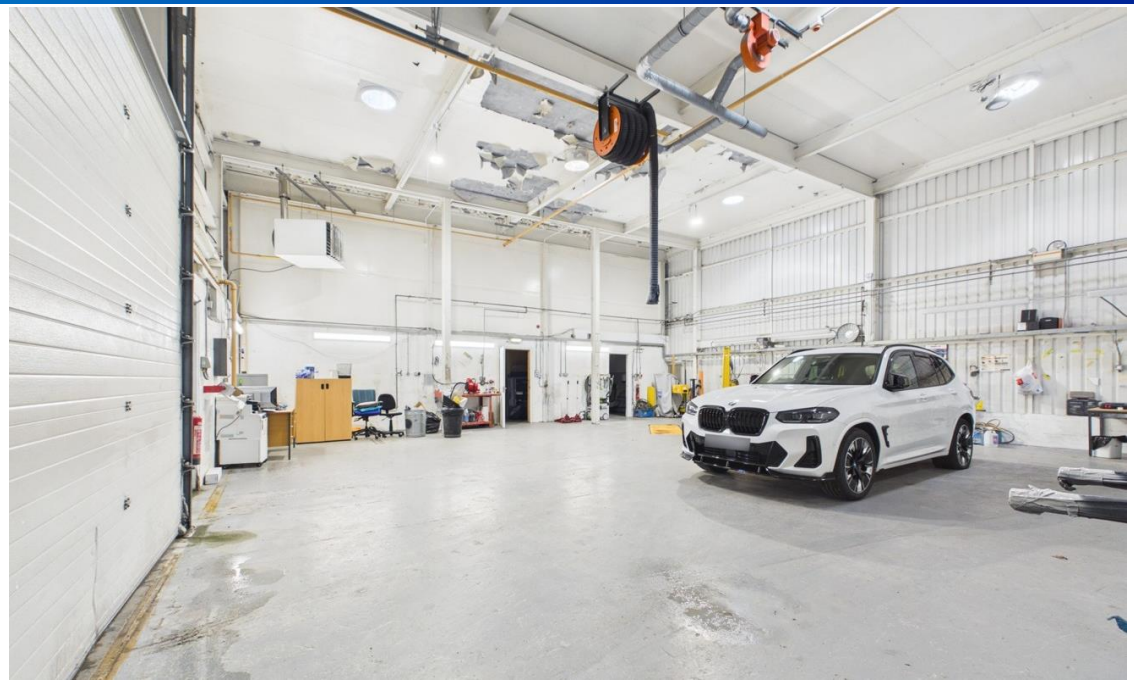
The subjects are well located in a visible and accessible area, with rapid access to the national road networks.

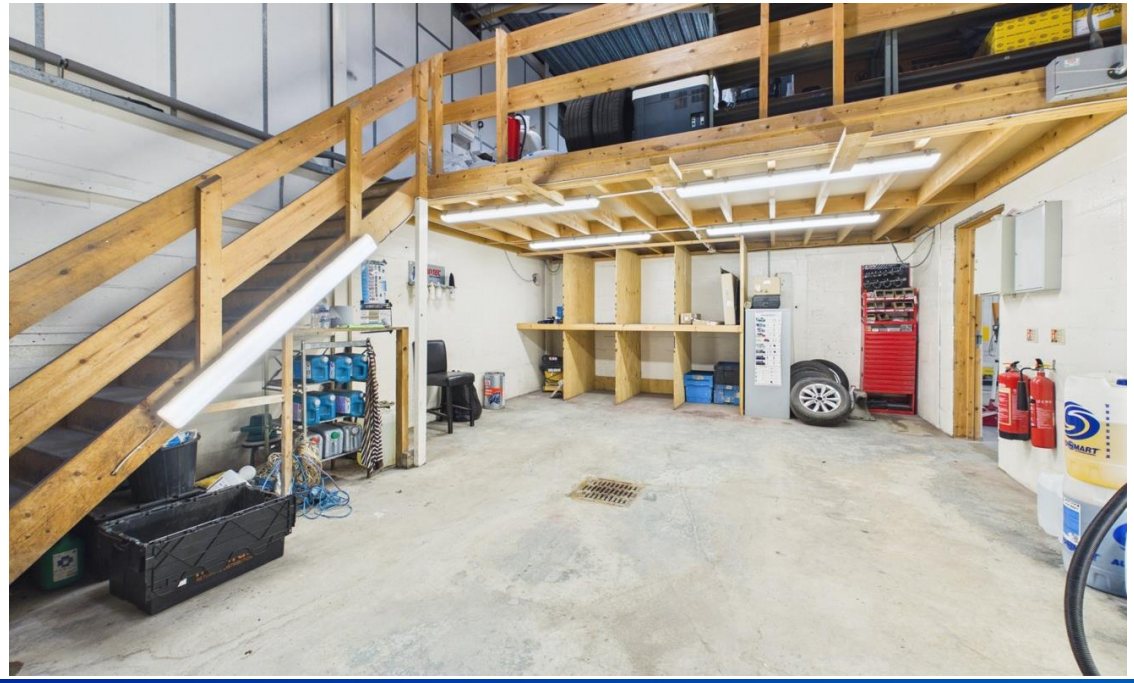


Detached Industrial Unit with Yard

FIND ON GOOGLE MAPS

Description





The subjects comprise a detached industrial unit of steel portal frame construction, clad in profile metal sheeting with a mono pitched roof over.

Internally, the unit is laid out to provide workshop, office and mezzanine storage with 3 doors for pedestrian access along with 3 roller shutter doors.

The main workshop floor is concrete with the walls being to the inside face of the cladding or painted blockwork and the ceiling being to the underside of the cladding. Lighting is provided by a number of LED fitments. Accessed off the main workshop is a smaller workshop of similar finish which has had a mezzanine installed.

The office can be accessed directly from the workshop or from the external pedestrian door and has plasterboard walls and ceilings incorporating spotlights and a laminate floor.

There is also an external yard which is a mixture of tarmac and hardcore.



Floor Plan

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ABERDEEN, AB12 3AX



The Detail

Accommodation

	m²	ft²
Workshop	250.30	2,694
Offices	9.24	99
Mezzanine	21.46	231
TOTAL	**281**	**3,025**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Yard

The yard has been measured via online mapping software and has been calculated to be approximately:

	m²	ft²
Yard	1,136	12,230

Current Fit Out

The current fit out can be purchased by separate negotiation and a full list of the equipment can be provided to interested parties upon request.

Rental

£30,000 per annum.

Rateable Value

The subjects are currently entered in the Valuation Roll as two separate entries as per the below:

- Workshop - £16,000
- Yard - £9,600

The current rates poundage is 48.1p in the £. A new occupier would have the right to appeal this figure.

Energy Performance Certificate

Available upon request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

For the avoidance for of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further information

All viewing and further information is via the sole letting agents.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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