

TO LET

WAREHOUSE WITH OFFICES AND YARD

Gross Internal Area:
2,293.65 SQM (24,688 SQFT)

Well-presented unit throughout

12 tonne crane in situ

Two units available together or separately

Rental - £150,000 per annum

FIND ON GOOGLE MAPS

UNITS 2-4 GREENBANK PLACE, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3BT

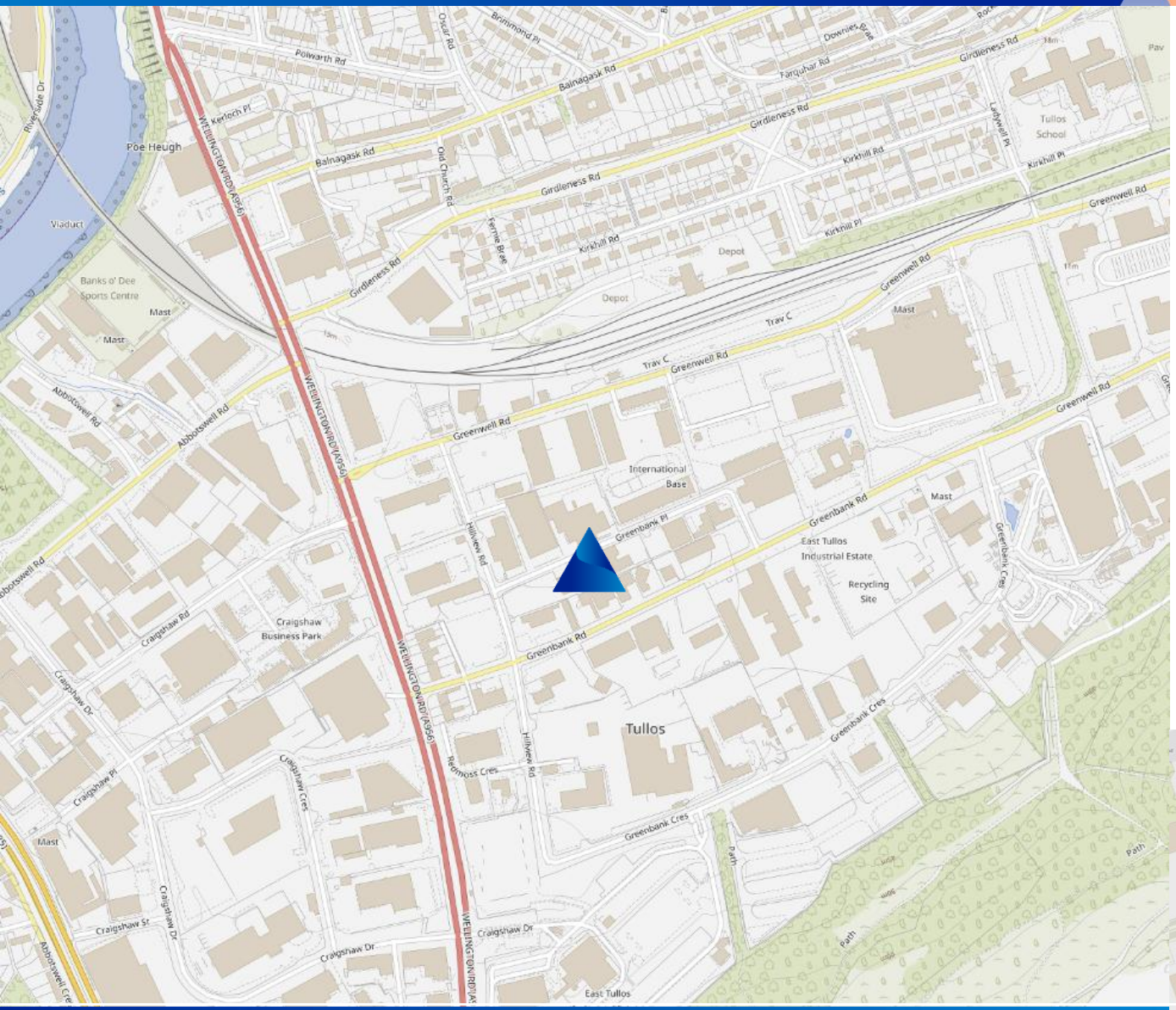
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GRAHAM SIBBALD

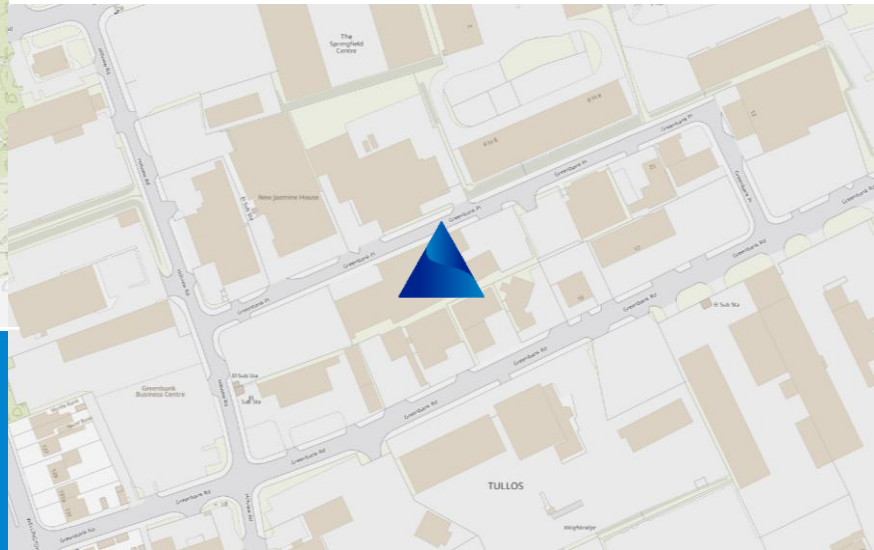
Location

UNITS 2-4 GREENBANK PLACE, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3BT



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.



Warehouse with Offices and Yard

FIND ON GOOGLE MAPS

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.

Description





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	m²	ft²
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	m²	ft²
Warehouse	598.48	6,442

BUILDINGS 1 & 2	m²	ft²
TOTAL	2,293.65	24,688

The Detail

UNITS 2-4 GREENBANK PLACE, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3BT

Rental

Building 1: £115,000 per annum, exc.

Building 2: £35,000 per annum, exc.

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

Lease Terms

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

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 £.

VAT

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

Energy Performance Certificate

EPC available upon request.

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.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.



For further information or viewing arrangements please contact the 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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