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**FOR SALE / MAY LET**  
**INDUSTRIAL UNIT WITH OFFICES AND**  
**SECURE YARD**



**1A, GREENWELL ROAD**  
**EAST TULLOS**  
**ABERDEEN**  
**AB12 3AX**

Viewing is strictly by arrangement  
with the sole agent.

Floor space:  
**1,015.6 sq m (10,933 sq ft)**

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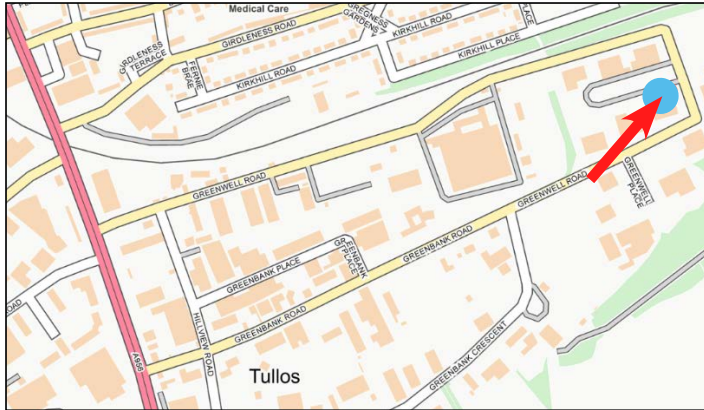
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**Location:**

The subjects occupy a prominent corner position on Greenwell Road, within the popular East Tullos Industrial Estate. East Tullos lies approximately 1.5 miles south of Aberdeen City centre and benefits from excellent road connections to the southbound A90 near the A956 Wellington Road dual carriageway. Aberdeen train station and the Harbour are also close by.

Aberdeen is Scotland's third largest city with a population of approximately 227,000 and a catchment of over 480,000 people

Major surrounding occupiers include; Subsea 7, International Tubular Services Ltd, OES Oil Services UK, NorDan UK, Drilltech Services, Biffa, Subsea Technologies and John Clark Motor Group.

The exact location is shown on the plan above.

**Description:**

The subject property comprises of two linked industrial units with associated offices, external yard areas and car parking all contained within a secure site.

The two workshops are of pitched steel portal frame construction with concrete block walls to dado height and insulated steel cladding above. The roof comprises of insulated steel pressed panels incorporating translucent panels for natural light. Excellent artificial lighting is also provided. The floor is concrete surfaced and vehicular access is via a 4.35 metre high electrically operated roller shutter doors. Internal eaves height is approximately 6m and 5.5m for workshops one and two respectively.

There is also a separate store/workshop within workshop one of concrete block construction with a concrete floored mezzanine storage area above, accessed via a fixed metal stair.

The main office accommodation is a single storey building of rendered block construction. The building is well specified and benefits from excellent natural and artificial lighting. Heating is via electric heating panels. There is also dedicated meeting room, staff kitchen area and toilets.

The premises is fully enclosed and secured with double gated entry accessed directly from Greenwell Road. The yard is predominantly of concrete surfacing. The car parking area is of tar surfacing with 9 car parking spaces provided.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal floor Areas (GIA) derived: -

<b>Internal Offices (Building 1)</b>	146.8 sq m	1,580 sq ft
<b>Workshop (Building 1)</b>	488.2 sq m	5,255 sq ft
<b>Mezzanine (Building 1)</b>	96.9 sq m	1,043 sq ft
<b>Workshop (Building 2)</b>	283.8 sq m	3,055 sq ft
<b>Total</b>	<b>1,015.7 sq m</b>	<b>10,933 sq ft</b>

**Ground Lease**

The property is held by way of a ground lease which expires on 13 February 2073. The current rent is £15,700 pa with effect from May 2013. The May 2018 rent review is outstanding with further reviews due five yearly thereafter.

**Rateable Value:**

The premises are entered in the current Valuation Roll with a Rateable Value of £79,500 effective from 1 April 2017.

Any incoming occupier will have the right to appeal the Rateable Value.

**Lease Terms/Rent:**

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium / long term lease will provide for upward only rent reviews at periodic intervals.

The rental sought is £70,000 per annum, exclusive of VAT.

**Price:**

Offers over £350,000 premium for the assignation of our client's ground leasehold interest.

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendations Report can be provided upon request.

**VAT:**

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of VAT.

**Legal Costs:**

Each party shall bear their own legal costs with the ingoing tenant responsible for any LBTT and registration dues, if applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

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