

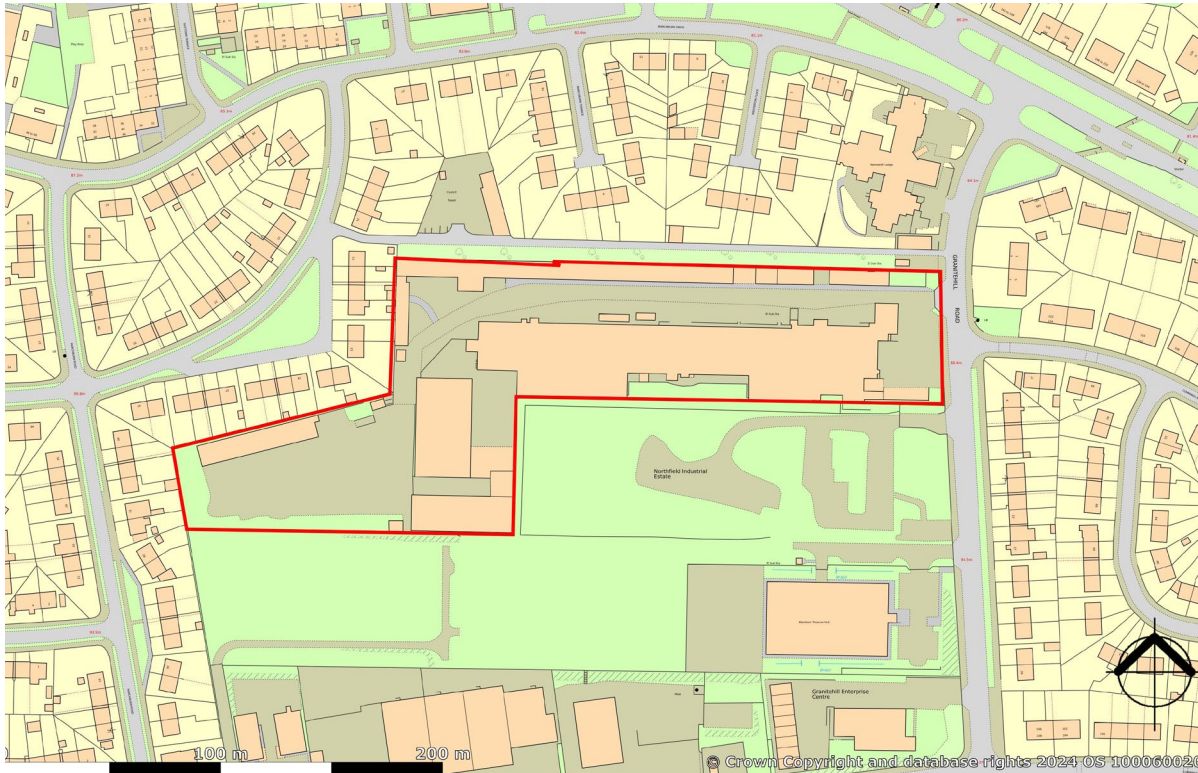
TO LET/FOR SALE

SUBSTANTIAL OFFICE AND FACTORY FACILITY



Granitehill Road,
Northfield
Industrial Estate,
Aberdeen,
AB16 7AW

- Floor area (GIA): 10,993 sq.m (118,328 sq.ft) approx.
- Substantial office block
- Large factory facility
- Various other workshops on site
- Zoned in Local Development Plan
- Total site area c. (2.319 Ha) 5.732 acres
- Letting in part may be considered'



LOCATION

The subjects are located on the west side of Granitehill Road within the Northfield area of Aberdeen, approximately half a mile from North Anderson Drive, one of Aberdeen's main arterial roads.

The area is primarily residential in nature however Aberdeen Transport Hub Museum Centre is located to the South of the subjects, with Granitehill Enterprise Centre located on Quarry Road. A terrace of four industrial units are located to the south-west of the subjects again located on Quarry Road.

DESCRIPTION

The subject property comprises a substantial industrial facility, originally built in the 1950's comprising a substantial office building, large factory building together with various workshops on site including staff welfare facilities and caretakers house. The subjects are accessible via Granitehill Road, via a tarmac road, with car parking available to the East and North of the facility.

The office building located to the front of the subjects provides accommodation over three storeys with an interconnected factory to the rear with associated ancillary buildings. The office is of brick block construction rendered externally under a flat bitumen felt roof.

The inter-connecting factory is constructed of steel portal frame construction with concrete block dado walls, rendered externally and concrete floors. The pitched roofs are clad in profile steel sheeting incorporating translucent panels providing natural lighting. The factory benefits from 3 phase electricity, oil fired industrial blower heaters, with steel roller shutter doors to the North and West elevations of the building. Three externally rendered brick buildings have been annexed to the main factory building, providing further workshop space.

Within the yard, to the North, West and South, are various buildings providing additional workshop space, ancillary office space, canteen facilities and caretakers house all built to various specifications.





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External storage yard is surfaced in a mix of concrete and hard standing and is provided to the rear of the site and is accessed from the main site access via an internal tarmac surfaced access road.

The site as a whole totals 2.319 Ha (5.732 acres) approximately.

FLOOR AREA

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

	Sq. m.	Sq. ft.
Main Office		
Ground Floor	410	4,413
First Floor	699	7,524
Second Floor	699	7,524
Total	1808	19,461
Timber Joinery Workshop		
Main Workshop	365.2	39,310
Spray Shop	256	2,756
Window Glazing Booth	277	2,982
Store	553	5,952
Total	4738	51,000
Timber Joinery Store	1088	11,711
Outbuilding 1		
Ground Floor	844	9,085
First Floor	93	1,001
Total	937	10,086
Blacksmith Store	29	312
Maintenance Store	494	5,317
W/C Block	26	280
Outbuilding 2	16	1,787
Perimeter Workshops/Stores	1514	16,297
Gatehouse & Canteen	193	2,077
Total	10993	118,328

PRICE

On Application

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

RENT

On application



LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be agreed.

The subjects can be let as a whole or in part.

PLANNING

The site has been reallocated in the Local Development Plan 2023 for residential use for approximately 190 units. There is also a cleared site, located on the Southern Boundary of the subject property which is now under the ownership of Aberdeen City Council. This has also subsequently been rezoned in the Local Development Plan 2023 for residential use reflecting a joint development between the City Council and prospective purchaser of the subjects.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £299,000 effective from 1 April 2024. The Rate Pounding for 2024/25 is 55.9p.

ENERGY PERFORMANCE CERTIFICATE (EPC):

Each building has a current Energy Performance Certificate of E.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Chris Ion

Partner

Chris.ion@g-s.co.uk

07717 425298



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Surveyor

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07825 875303

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

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6. Date of Publication: July 2024