



- GIA: 2,142.59 SQ.M (23,063 SQ.FT)
- CONCRETE YARD: 1,837 SQ.M (19,773 SQ.FT)
- RENT ON APPLICATION
- INCENTIVES AVAILABLE
- CAN BE LET IN WHOLE OR IN PART

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located to the east most end of Greenwell Road close to its junction with Greenwell Place in a primarily industrial location. East Tullis Trading Estate is a well established industrial location housing a large number of industrial occupiers. The site gives quick access to the local and national road networks.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise two separate buildings, both located off one yard. The larger building, Unit 2A/2B, is a substantial detached workshop and office building surrounding by area of secure yard space and car parking. To the front elevation is a two storey office building of blockwork which has been externally harled and has profile metal sheet cladding above. The roof over is flat. The remaining building forms a substantial workshop of steel portal frame design which has been clad in a mixture of roughcast blockwork at lower level and profile metal cladding thereafter.

Access into the office building is via pedestrian doors to the front elevation whilst the workshop is accessed via numerous roller shutter vehicle doors to the side and rear elevation. Internally, the warehouse forms substantial open workshop/storage. Between the workshop and office areas are a number of internal offices, W.C. facilities and staff canteen. The remaining building is contained within the two storey office building to the front and is split to provide a range of small and large cellular offices together with two open plan sections at ground floor level. Good levels of natural light is provided into the space by modern UPVC double glazed windows.

Unit 1B is located to the rear of the adjacent building and is of a steel portal frame construction which has been finished externally with roughcast blockwork to approximately 2 meters and profile metal cladding thereafter. The roof over is pitched and similarly clad. Internally, the space provides workshop accommodation with the finishes to the inside face of the cladding.



UNIT 1B/2A/2B GREENWELL ROAD, EAST TULLOS, ABERDEEN, AB12 3AX

ACCOMMODATION:

The subjects are currently laid out to provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Unit 1B		
Workshop	349.89	3,766
Unit 2A/2B		
Workshop	1,114.69	11,998
Workshop Offices	102.06	1,104
Ground Floor Office	239.84	2,582
First Floor Office	336.11	3,618
Total	2142.59	23,063

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

The subjects are currently leased for a period of ten years with the lease commencing on the 1st April 2014. The rental can be provided upon request. Our clients preference is to assign the lease however consideration will be given to a sublease in whole or in part. The existing lease also states the tenant will be responsible for the ground rent payments. Further details can be provided upon request.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £185,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have Energy Performance Ratings of the following:

- Unit 1B – E
- Unit 2A / 2B - F

Further information and a Section 63 Report is available to interested parties upon request.

LEGAL COSTS:

Each party will be responsible for their own legal costs in this transaction whilst any restoration dues and LBTT will be payable by the ingoing occupier. Any costs associated with obtaining landlords consent will be split equally between both parties.



DATE OF ENTRY:

Upon conclusion of Legal Missives.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN

Publication Date: December 2018

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