



MODERN OFFICE PAVILION WITH 66 CAR PARKING SPACES
POTENTIAL DEVELOPMENT OPPORTUNITY



FG Burnett



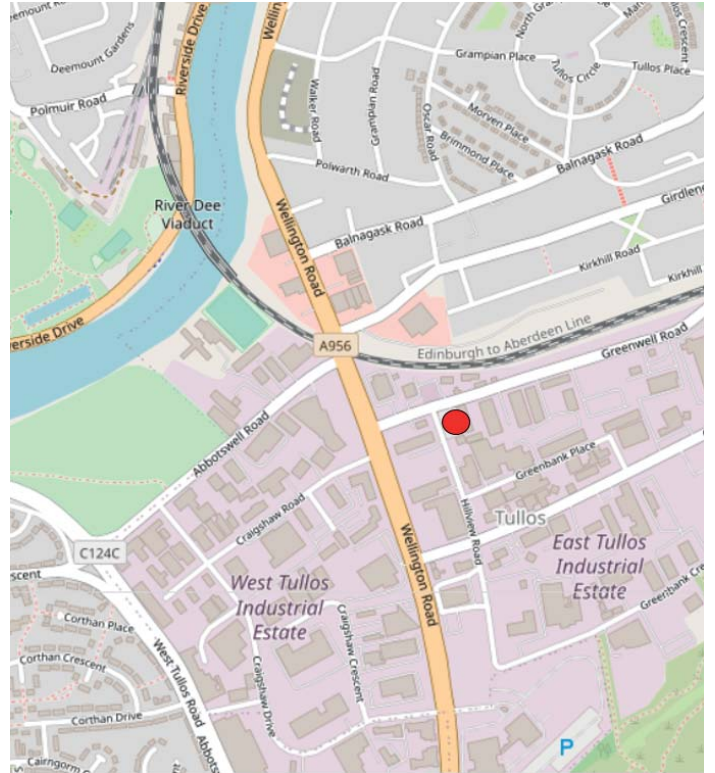
FOR SALE - DUE TO RELOCATION

Greenwell Road

Aberdeen, AB12 3AX | 1,573.5 sq.m (16,936 sq.ft)
Site Area: 0.47 ha (1.15 Acres)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



MODERN OFFICE PAVILION WITH 66 CAR PARKING SPACES POTENTIAL DEVELOPMENT OPPORTUNITY

LOCATION

The property is located on the south side of Greenwell Road at its junction with Hillview Road within the established East Tullis Industrial Estate, approximately 2 miles south of Aberdeen City Centre.

East Tullis Industrial Estate is regarded as one of the city's most established industrial locations where a number of uses can be found including industrial, office, storage, car showroom and retail. The location is popular due to its situation on the southern periphery of Aberdeen City Centre enabling quick access on to Wellington Road which in turn leads on to the A90 dual carriageway, the main arterial route from Aberdeen to the south.

Surrounding occupiers include Arnold Clark, Stagecoach, Lidl, Proserv and Schoolhill Engineering.

DESCRIPTION

The property comprises an HQ Office Facility which is arranged over three storeys with associated car-parking and yard area. The property has been extended over the years and offers an attractive office working environment.

- UPVC framed double glazed windows
- Double entrance door and revolving door system
- Suspended acoustic tile ceiling with incorporated LED light boxes
- Mix of cellular and open plan office accommodation
- Suspended flooring in part with floor boxes
- Heating and cooling system throughout the office areas
- Substantial kitchen facilities
- Plentiful supply of WCs and shower facilities
- DDA compliant with passenger lift

FLOOR AREAS

The offices have been measured on a net internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Offices (GF, FF & SF)	1,573.5 sq.m	16,936 sq.ft
Useable Yard	1,112.0 sq.m	11,771 sq.ft
Total Site Area	0.47 ha	(1.15 acres)

DEVELOPMENT OPPORTUNITY

The subjects may present themselves for a development opportunity. In terms of the Local Development Plan the subjects are located in an area designated as Business and Industry (B1). The current Planning is for Class 4 Business in accordance with The Town and Country Planning (Use Classes) (Scotland) Order 1997.

The site offers three separate access points, two on to Greenwell Road and one on to Hillview Road.

Greenwell Road has been identified as a potential route linking the new South Harbour to the City Centre.

Interested parties should speak directly with Aberdeen City Council to ascertain whether or not their proposed use may be acceptable.

CONSIDERATION

The property is offered on a **For Sale** basis. Due to the development potential, offers are invited for the heritable interest. Un-conditional offers are preferred, however, full consideration will be given to conditional offers.

RATEABLE VALUE

The property has been entered in the current Valuation Roll as having a Rateable Value of £275,000. Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.

VAT

VAT will be payable at the standard rate on all monies due.

EPC

A copy can be made available to interested parties.

LEGAL COSTS

Each party will bear their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues.

ENTRY

To be agreed with the seller.



Greenwell Road

Aberdeen, AB12 3AX | 1,573.5 sq.m (16,936 sq.ft)
Site Area: 0.47 ha (1.15 Acres)



VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

DANIEL MITCHELL

t. 01224 597539

e. daniel.mitchell@fgburnett.co.uk

FGBURNETT.CO.UK

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.