

IRON MOUNTAIN

WELLHEADS TERRACE • ABERDEEN • AB21 7GF



5A1 Secured Industrial Investment Opportunity

Ryden

M1
AGENCY

Location



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Key Information

Address	Tenant (Guarantor)	Tenure	Lease Start	Lease End	Break Option	Rent Review	Years to Break	Years to Expiry	Rent (pa)	Rent (psf)	Comments
Wellheads Terrace Aberdeen AB21 7GF	Iron Mountain (UK) Limited (Iron Mountain Europe Limited)	Freehold	25/05/2005	24/05/2030	25/05/2025	25/05/2025	2.20	7.20	£500,000	£7.81	<ul style="list-style-type: none"> Tenant break option in 2025, subject to 6 months' notice. Upon lease expiry Tenant has option to extend lease for a further 5 years with a rent review on 25/05/2030. OMV rent review. FRI lease

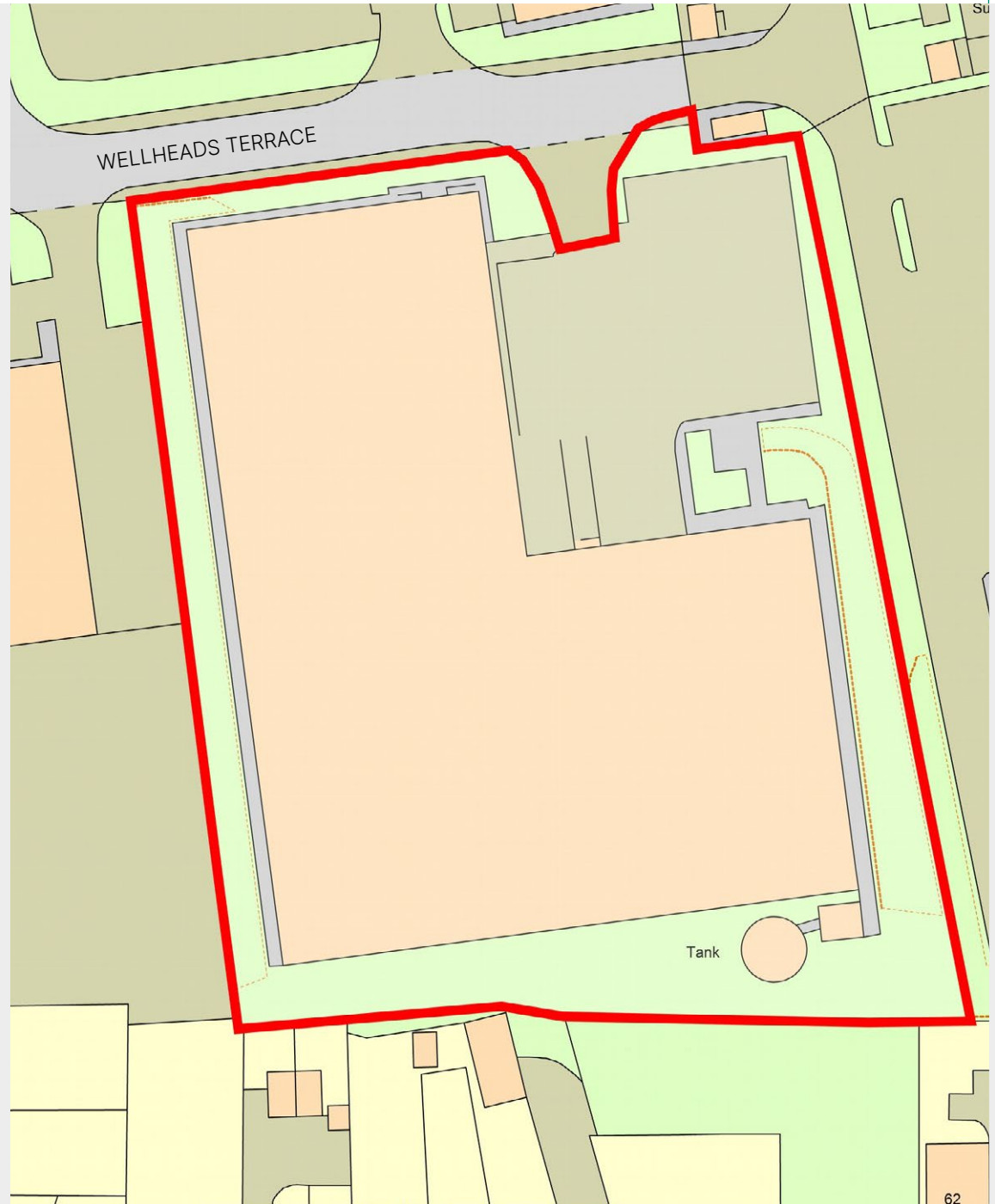
Google Maps Link	Unit Size (Sq Ft)	Site Area (Acres)	Year Built	EPC	Eaves Height	Loading Provision	Yard Depth	Comments
Click here	64,025	2.59	1984	Scotland: E (66) England (equivalent): C (69)	6.5m	3 dock level doors (1 decommissioned)	38m-45m	<ul style="list-style-type: none"> Iron Mountain have been in occupation since 1992. Secure fenced site.

Tenant	DAB Rating	Accounts Date	Turnover	Pre-Tax Profit	Net Worth	Comments
Iron Mountain (UK) Limited	5A2	31/12/2021 31/12/2020 31/12/2019	£183,636,000 £177,673,000 £177,741,000	£121,923,000 £12,638,000 £39,846,000	£228,670,000 £119,125,000 £100,072,000	<ul style="list-style-type: none"> Founded in 1951, Iron Mountain is the global leader for storage and information management services. Trusted by more than 225,000 organizations worldwide, and with a real estate network of more than 85 million sq ft in over 50 countries, Iron Mountain provide solutions that include information management, digital transformation, secure storage, secure destruction, as well as data centres, cloud services and art storage and logistics. The Subject Property is operated at 97% capacity and is well positioned to serve the main contracts within the unit of multi-national oil related businesses.
Iron Mountain Europe Limited	5A1	31/12/2021 31/12/2020 31/12/2019	£27,776,000 £30,555,000 £27,698,000	£15,314,000 (£5,196,000) (£22,177,000)	£218,872,000 £203,996,000 £209,681,000	



Accommodation

Description	Sq M	Sq Ft
Warehouse	5,430	58,444
Ground Floor Office	216	2,329
First Floor Office	302	3,252
Total	5,948	64,025
Tenant Mezzanine	1,235	13,295





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PRICING

We are instructed to seek offers in excess of **£5,500,000 (Five Million Five Hundred Thousand Pounds)**, reflecting a **Net Initial Yield of 8.53%**, and a low capital value of £86 per sq ft.

VAT

The Property is elected for VAT. It is anticipated that the sale will be dealt with by way of a Transfer of a Going Concern.

DATA ROOM

Access to the data room is available on request.

CONTACTS



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