

TO LET/ MAY SELL
INDUSTRIAL UNIT WITH YARD SPACE



**Greenbank Road,
Aberdeen, AB12 3BG**

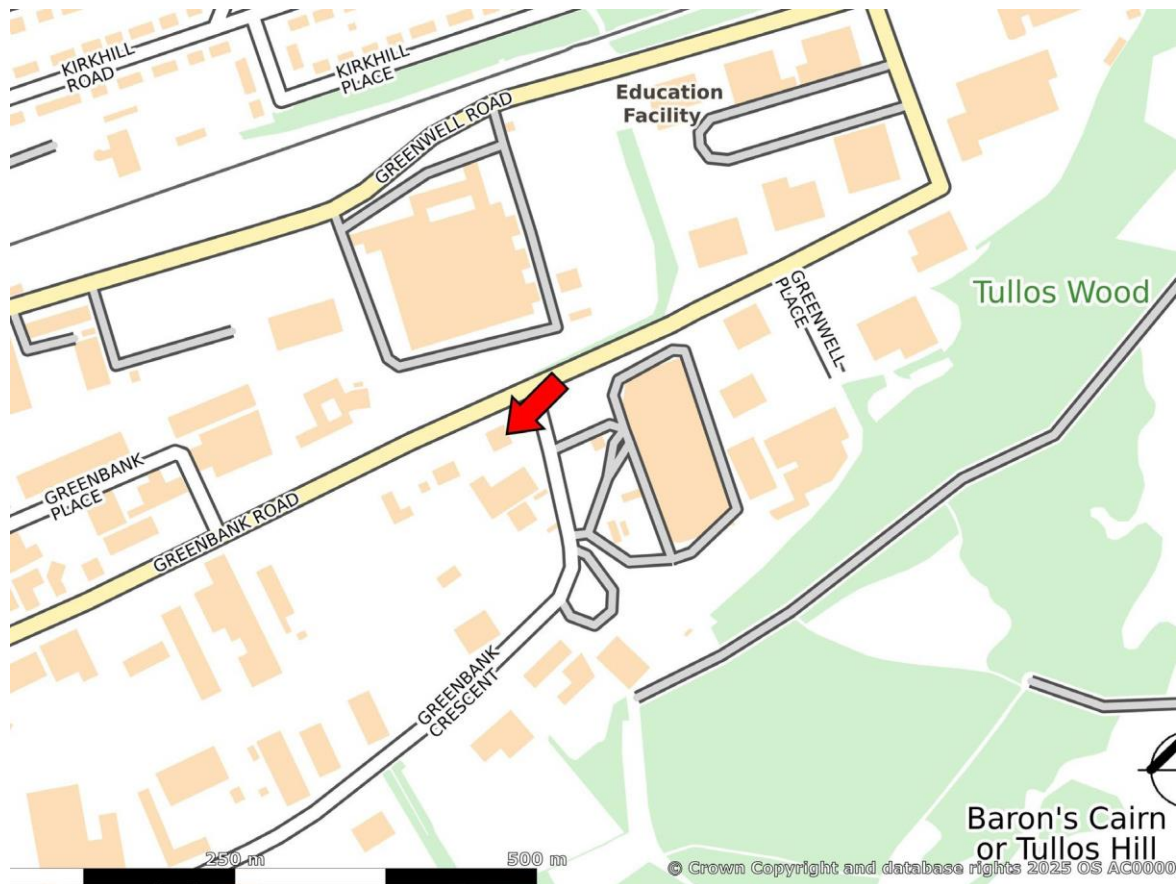
- Warehouse with ancillary offices and large yard
- Newly refurbished
- GIA: 278.77 sq. m (3,000 sq. ft)
- Yard: 2,048 sq. m (22,042 sq. ft)
- Located within the Energy Transition Zone (ETZ)

LOCATION

The subjects are located on the South side of Greenbank Road within the heart of East Tullis Industrial Estate, which is located some two miles south of the City Centre. The location offers excellent transportation links affording easy access to both North and South of the City via the A90. The Aberdeen Western Peripheral Route (AWPR) links to the A90, providing access to Aberdeen International Airport and the West.

The property is situated within the Energy Transition Zone (ETZ). Further information on this can be found at etzltd.com/

Nearby occupiers include Stena Drilling, Subsea7 and Aberdeen NESS EFW.



DESCRIPTION

The subjects comprise a detached single storey, industrial unit with ancillary office accommodation and extensive yard. The unit is of steel portal frame construction with concrete blockwork dado walls, steel cladding above and concrete floor. The property has recently undergone light refurbishment. The warehouse benefits from LED lighting, and vehicular access is provided by a roller shutter door. The internal eaves height is approximately 4.2 metres.

The office accommodation, which is on the north elevation, comprises a single storey office with kitchen facilities and a WC.

There is a secure yard surrounding the property which is bound by steel palisade fencing and is a mixture of concrete and tarmac.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Warehouse	209.62	2,256
Office	69.15	744
TOTAL	278.77	3,000
Yard	2,048	22,042

Total site size: 0.235 ha (0.58 acres)

LEASE TERMS

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

RENT

£42,500 per annum exc.

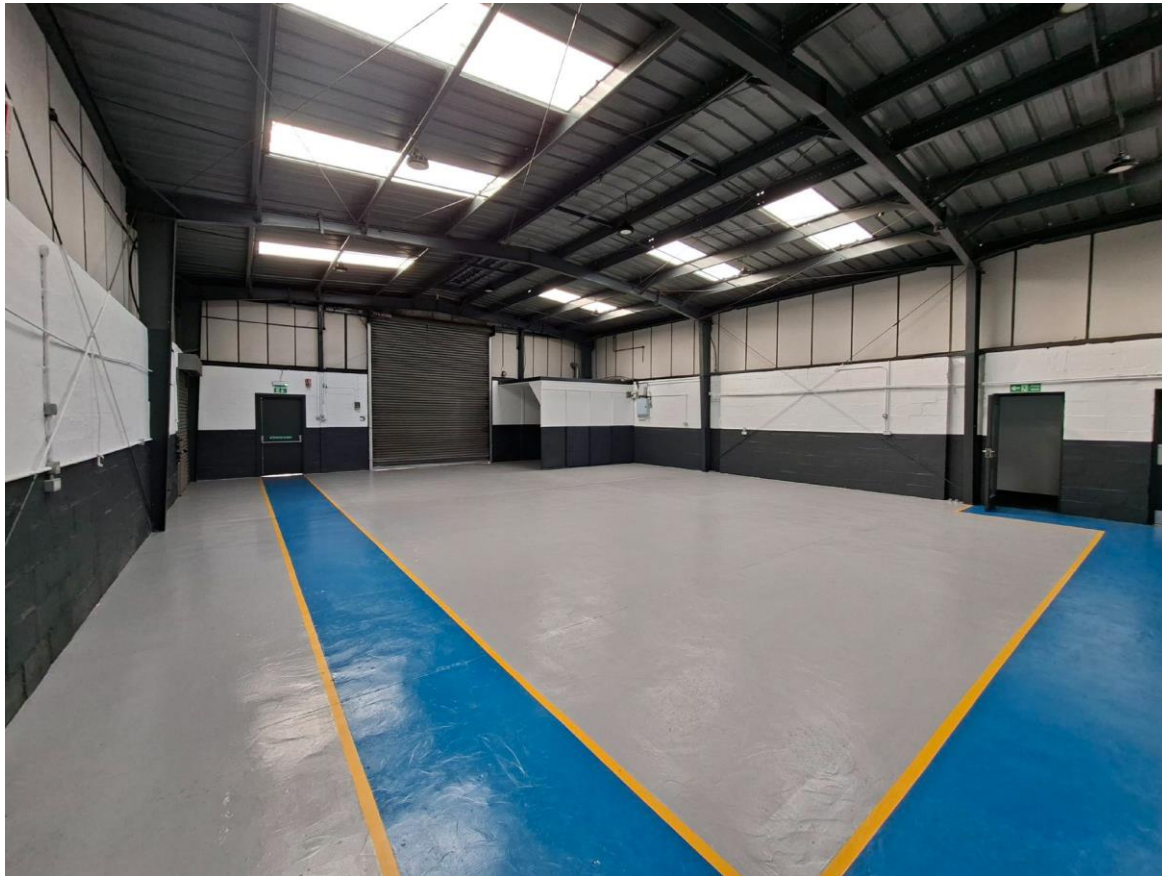
PRICE

Although our client's preference is to lease the property offers for their long leasehold interest will be considered. Full details of the ground lease can be provided to genuinely interested parties.

RATEABLE VALUE

The Rateable Value is £33,750.

The uniform business rates for the year 2025/2026 is 49.8p in the £.



EPC

The property has an EPC rating of B

VAT

All prices, rent and premiums are exclusive of VAT

ENTRY

To be agreed, upon completion of formalities.

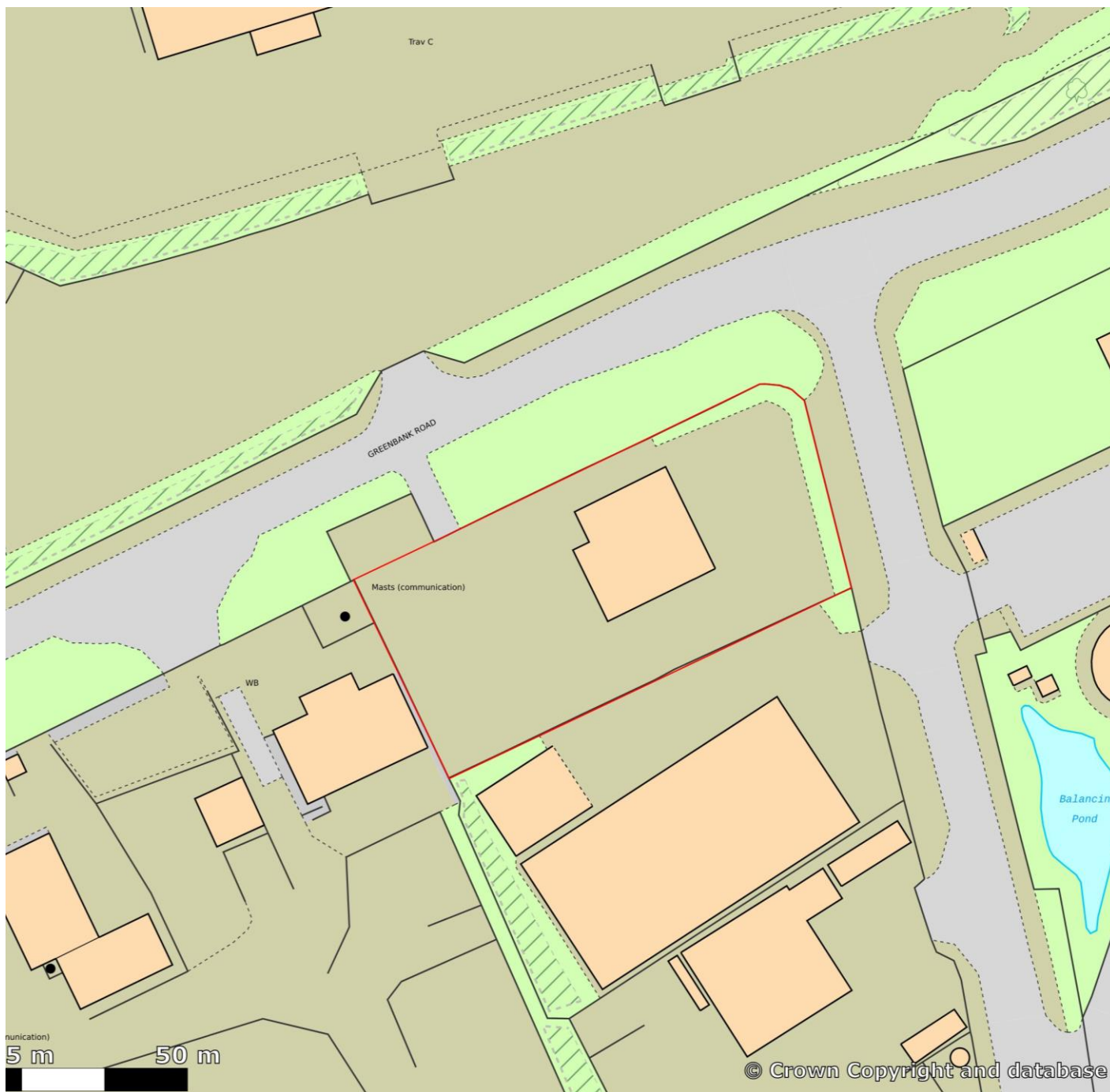
LEGAL COSTS

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

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting/selling agents.





To arrange a viewing please contact:



CHRIS ION
Partner
chris.ion@g-s.co.uk
07717 425 298



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

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.