

TO LET

INDUSTRIAL UNIT WITH YARD



- Warehouse with ancillary offices and yard
- Area — 278.77 sq. m (3,000 sq. ft)
- Large yard — 2,047.73 sq. m (22,042 sq. ft)
- Located within the Energy Transition Zone (ETZ)



Greenbank Road,
Aberdeen, AB12 3BG

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, MITIE Security and John Lawrie Group. An exact location of the property is highlighted on the plan overleaf.

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 warehouse benefits from LED lighting, and vehicular access is provided by a roller shutter door. The internal eaves height is approximately 4.2 metres.

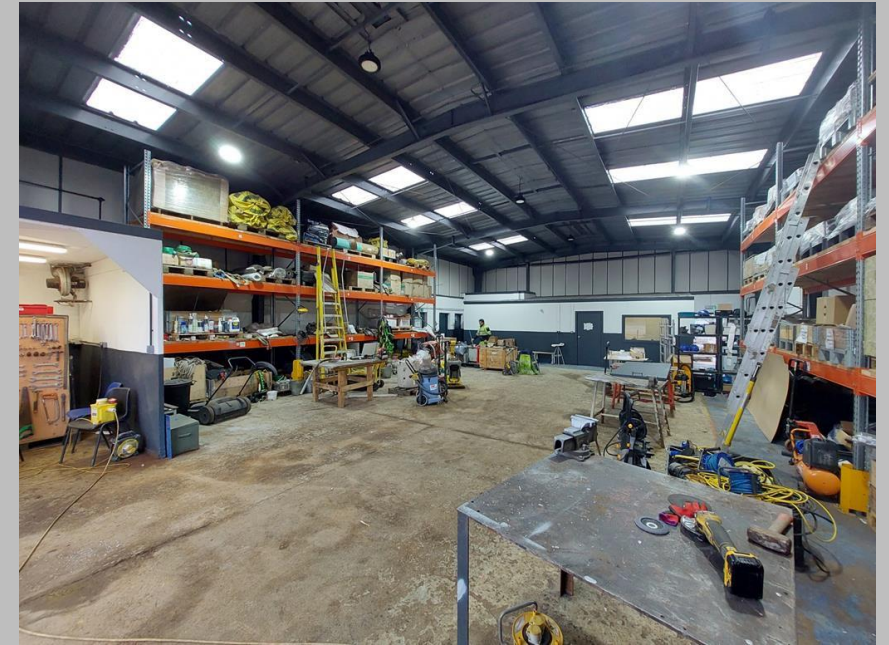
The office accommodation, which is on the north elevation, comprises a single storey office with kitchen facilities and a W/C.

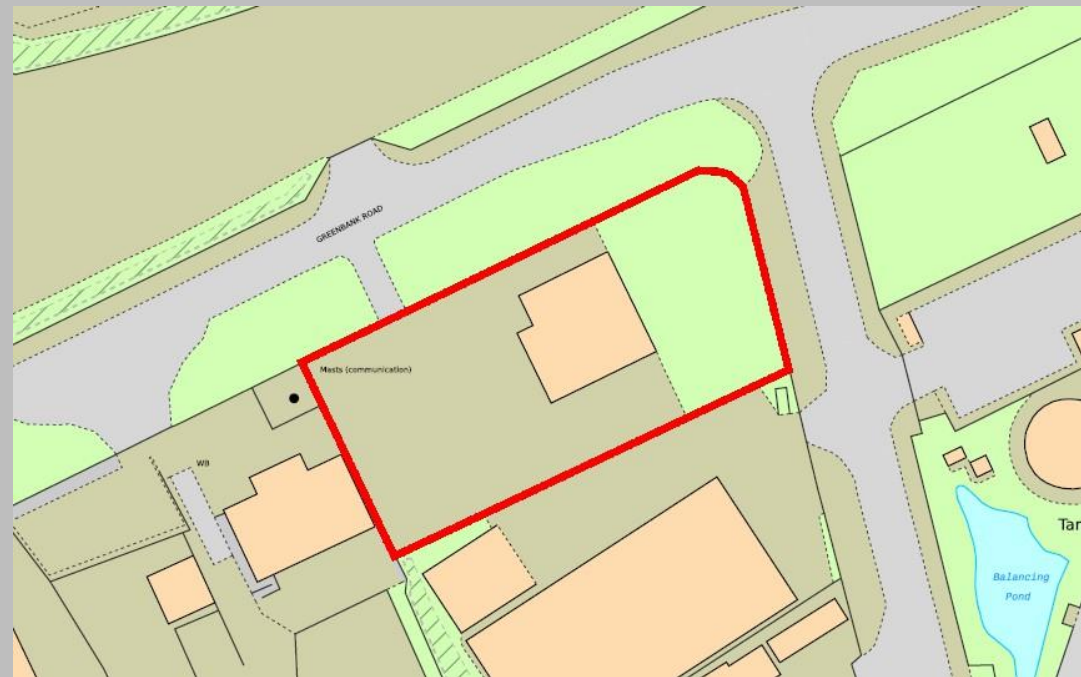
There is a secure yard surrounding the property which is bound by steel palisade fencing and is a mixture of concrete and tarmac.

ACCOMMODATION

The subjects have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ.M	SQ.FT
Warehouse	209.62	2,256
Office	69.15	744
Total	278.77	3,000
Yard	2,047.73	22,042





RENT

£42,500 per annum, exc.

VAT

All prices, rent and premiums are exclusive of VAT.

LEASE TERMS

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

RATING

The Rateable Value is currently assessed as part of a larger entity and therefore needs to be reassessed, an estimate can be provided to any interested parties.

EPC

Being re-assessed.

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 will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

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

For further details or to arrange a viewing please contact:



Chris Ion

chrision@g-s.co.uk

07717 425 298



Molly Peeters

Molly.peeters@g-s.co.uk

07825 875 303

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6. Date of Publication: December 2024