

TO LET/FOR SALE

Industrial workshop and office facility with secure yard



Greenwell Place, East Tullos, Aberdeen AB12 3AY

Location

The premises are located within East Tullis Industrial Estate, approximately two miles to the south of Aberdeen City Centre. East Tullis is conveniently located for easy access to both the City Centre and Harbour, and also close to the main arterial routes linking the City with the wider road network, including the A90/South. Other occupiers within East Tullis include Stena Drilling and John Wood Group plc

The subjects are well located and has good transport links including Wellington Road, which provides access to the city centre to the north, and the Aberdeen Western Peripheral Route (AWPR) to the south. The AWPR links all parts of the city.



Description

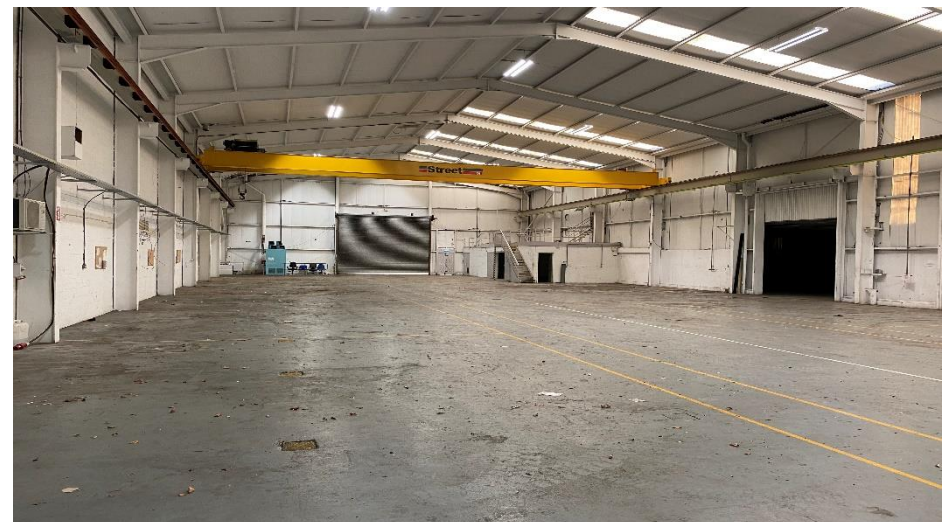
The subjects comprise two inter-connecting workshop buildings, with attached two storey office accommodation, together with associated secure yard and car parking on a site which extends to 2.32 acres or thereby.

The workshop is of steel portal frame construction with steel cladding and concrete floor. Roller doors are provided to the front and rear of the workshop. There is a 10 tonne overhead gantry crane travelling the full length of the main workshop .

An additional inter linked two storey building of blockwork construction provides additional storage/workshop space.

The adjacent two storey offices provide predominantly open-plan accommodation at ground floor level with a mix of open-plan and cellular offices above. Male and female toilets together with tea prep areas are provided at both levels.

A tarmac surfaced road provides vehicular access to the rear yard and to a further elevated yard to the south of the subjects.



Accommodation

We calculate the approximate gross internal floor area of the premises as follows:

Description	Sq.m	Sq.ft
Ground Floor Offices	471.46	5,075
First Floor Offices	547.37	5,892
Main Workshop	1081.00	11,636
Ancillary Workshop	346.11	3,919
Total	2463.94	26,522
Useable Yard	844.46	1,010 sq.yds

Tenure

The property is held on a ground lease from Aberdeen City Council, which expires as at 30 June 2076. The current ground rental is £36,900 per annum.

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

Rent

£70,000 per annum.

Price

Offers around £300,000.

Rateable Value

The subjects are currently entered into the valuation roll with a rateable value of £166,000.

An incoming occupier will have the ability to appeal this rateable value.

Energy Performance Certificate

The property has a Energy Performance rating of G-27. Full EPC documentation will be provided ahead of any new lease commencing.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT

Entry

Upon completion of legal missives.

Contact

For further information, or to arrange a viewing, please contact:

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Particulars dated October 2021. Photographs dated October 2021.