

**VIDEO
TOUR**
>>

DETACHED INDUSTRIAL UNIT WITH YARD

- > GROSS INTERNAL AREA – 2,142.59 SQM (23,063 SQFT)
- > CONCRETE YARD: 1,837 SQ.M (19,773 SQ.FT)
- > RENT £150,000 PA



TO LET

UNIT 2A/2B GREENWELL ROAD, EAST TULLOS, ABERDEEN, AB12 3AX

CONTACT: James Morrison james.morrison@shepherd.co.uk 07778 690 068



LOCATION

The subjects are located to the east most end of Greenwell Road close to its junction with Greenwell Place within the East Tullus Industrial Estate.

East Tullus Industrial Estate is a well established industrial location housing a large number of industrial occupiers and its location to Wellington Road site gives quick access to the local and national road networks.

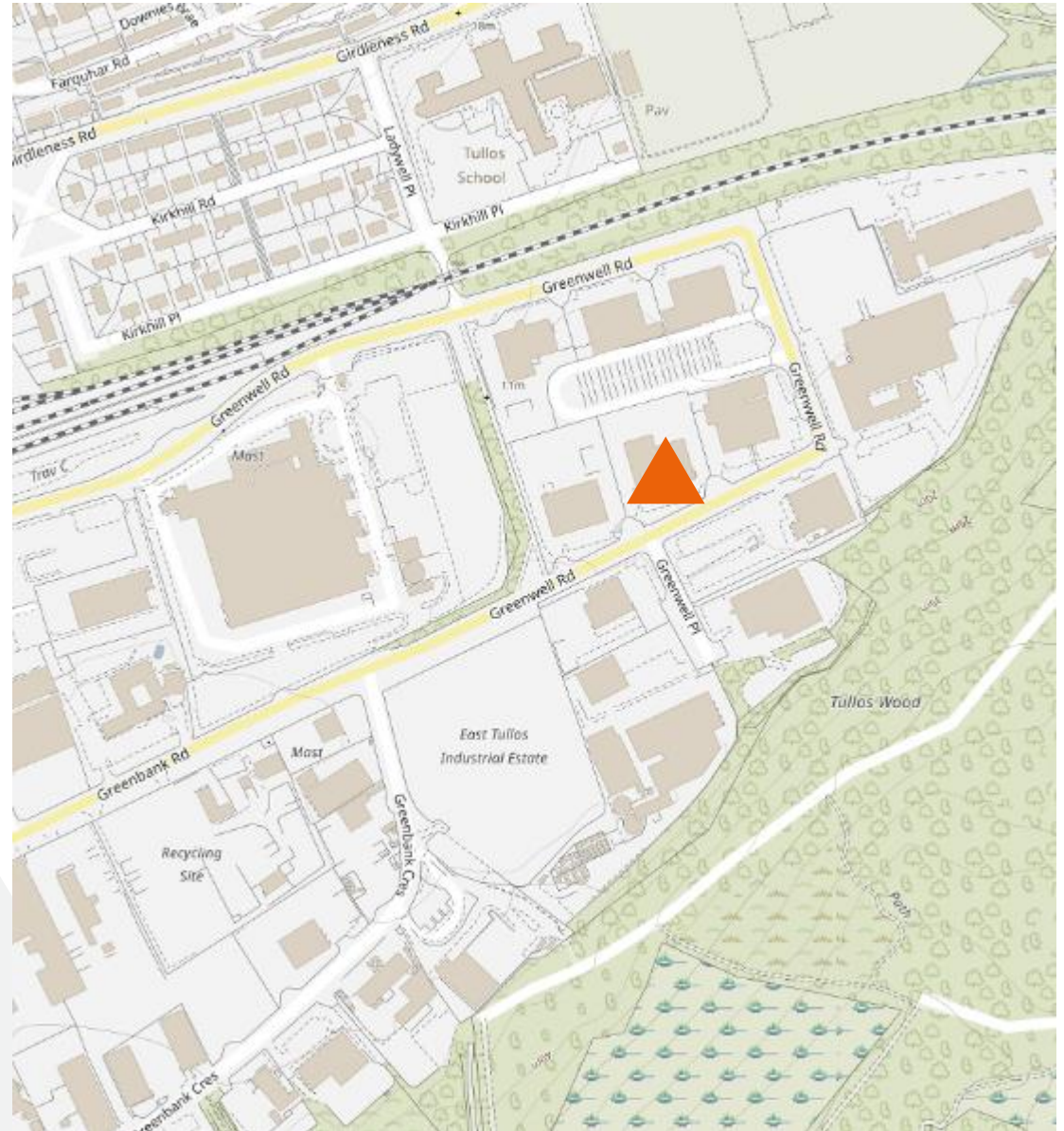
DESCRIPTION

The subjects comprise of a detached workshop and office building surrounding by area of secure yard space and car parking.

To the front elevation is a two storey office building of blockwork which has been externally harled and has profile metal sheet cladding above. The roof over is flat. The remaining building forms a workshop of steel portal frame design which has been clad in a mixture of roughcast blockwork at lower level and profile metal cladding thereafter.

Access into the office building is via pedestrian doors to the front elevation whilst the workshop is accessed via numerous roller shutter vehicle doors to the side and rear elevation. Internally, the warehouse forms substantial open workshop/storage. Between the workshop and office areas are a number of internal offices, W.C. Facilities and staff canteen.

The remaining building is contained within the two storey office building to the front and is split to provide a range of small and large cellular offices together with two open plan sections at ground floor level. Good levels of natural light is provided into the space by modern UPVC double glazed windows.



ACCOMMODATION

Accommodation	SQM	SQFT
Workshop	1,114.69	11,998
Workshop Office	102.06	1,104
Ground Floor Office	239.84	2,582
First Floor Office	336.11	3,618
TOTAL	2,142.59	23,063

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

YARD

The yard has been measured via online mapping software and has been calculated to be 1,837 sqm (19,773 sqft).

RENT

£150,000pa.

As is standard practice the rental will be paid quarterly in advance.

ENERGY PERFORMANCE CERTIFICATE

The subjects have energy performance ratings of F.

Further information and a section 63 report is available to interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc. Cost of obtaining ground leaseholders consent shall be split equally between the parties.

ENTRY

Upon conclusion of legal missives

RATEABLE VALUE

The subjects form part of a larger entry and will require reassessment upon occupation. Indicative Rateable Value can be provided upon request.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors, 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202 800

James Morrison james.morrison@shepherd.co.uk **07778 690 068**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: AUGUST 2023**

