



TO LET

GROUND AND BUILDING

Adjacent to Aberdeen South Harbour

Situated within the Energy Transition Zone Masterplan as Zone B

Gross site area – 16.8 acres

Rental – offers invited



AERIAL VIDEO

SOUTH HARBOUR, COAST ROAD, ABERDEEN, AB11 8TN

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Aberdeen South Harbour

SOUTH HARBOUR, COAST ROAD,
ABERDEEN,



Completed in August 2023, our £420 million Aberdeen South Harbour expansion is the largest marine infrastructure project in Trust Port history.

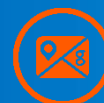
It offers 1,500 metres of deep-water berths to a maximum depth of -15m, extensive heavy-lift capabilities, 125,000sqm of flexible laydown space, and ample project areas for vessels up to 300m in length.

Further information can be found at portofaberdeen.co.uk/



The site also forms part of the Energy Transition Zone (ETZ) Masterplan which comprises approximately 250 hectares includes Altens & Tullos Industrial Estates along with the South Harbour and will be the catalyst for offshore renewables, production of hydrogen and CO2 storage in order to move to a net zero objective.

Further information can be found at etzltd.com/

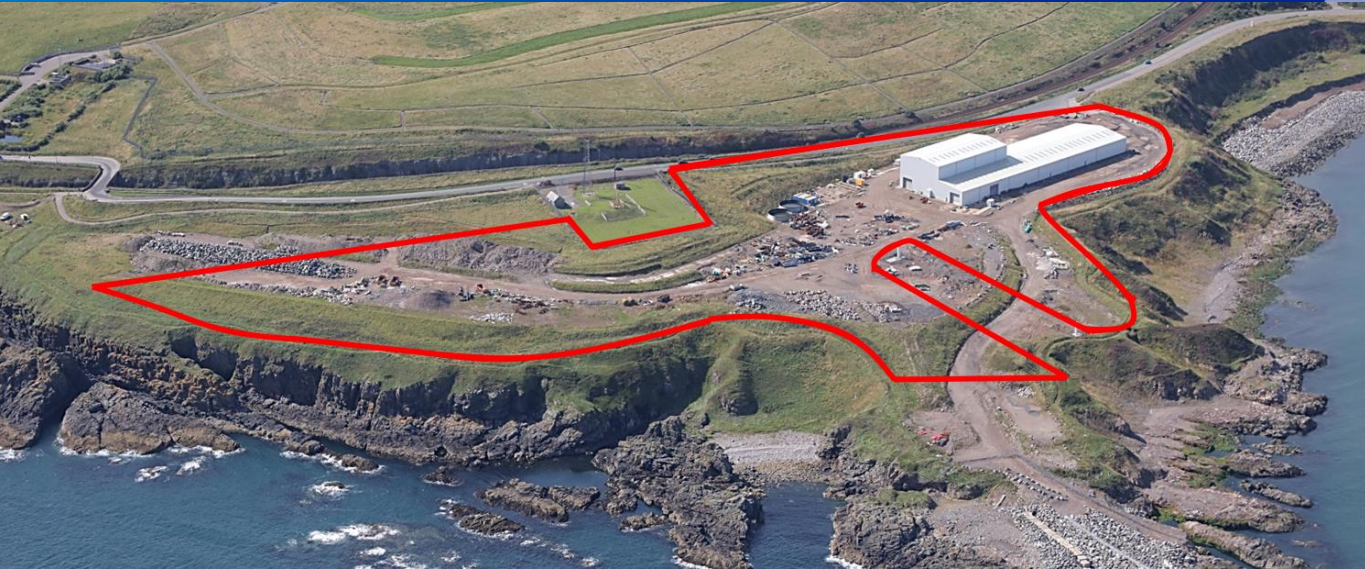


FIND ON GOOGLE MAPS



Description

SOUTH HARBOUR, COAST ROAD,
ABERDEEN,



The site being offered is approximately 700M to the south of the Aberdeen South Harbour on the east side of Coast Road.

The building on site is of a steel portal frame construction, clad full height with metal profile sheeting and a pitched roof over. It measures approx. 42,000sqft.

The site has been measured using online mapping software and has a gross area of approx. 16.5 acres





Rental

To be dictated by occupier requirement.

Lease Duration

The subjects are to be let for a negotiable period with periodic upward only rent review provisions.

Rating

The subjects will require to be assessed upon occupation.

VAT

All figures quoted are exclusive of VAT at the prevailing rate

Planning

The site forms part of the Energy Transition Zone Masterplan but interested parties should make their own enquires as to the suitability of their proposed use.

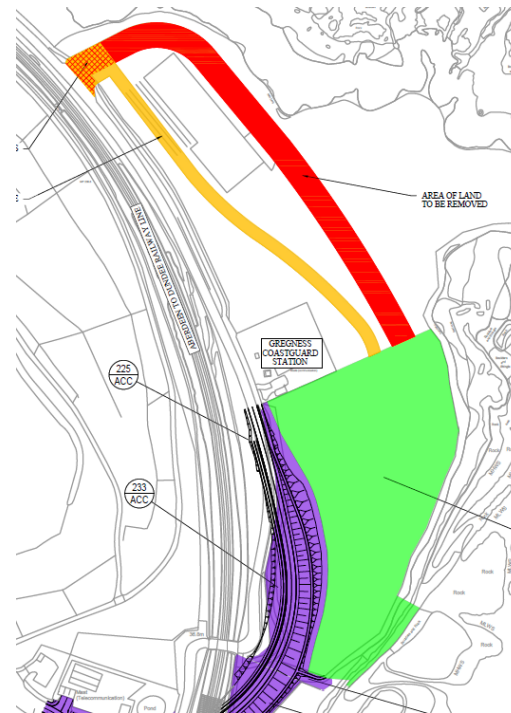
Legal Costs

Each party will bear their own legal costs in relation to the transaction with the tenant being responsible for any LBTT and registration Dues where applicable

Aberdeen South Harbour Link Road

As part of the new route which includes a new bridge over the Aberdeen to Dundee railway line, 2.5 miles of upgraded road from the South Harbour to Wellington Road along with the re-aligning the Coast Road/Hareness Road junction, a section of the site (green) will be let along with an access road (yellow) from Summer 2025 – Summer 2027. Shared access will be at the entrance of the site.

At the expiry of this lease, this area of ground will revert to the tenant.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk