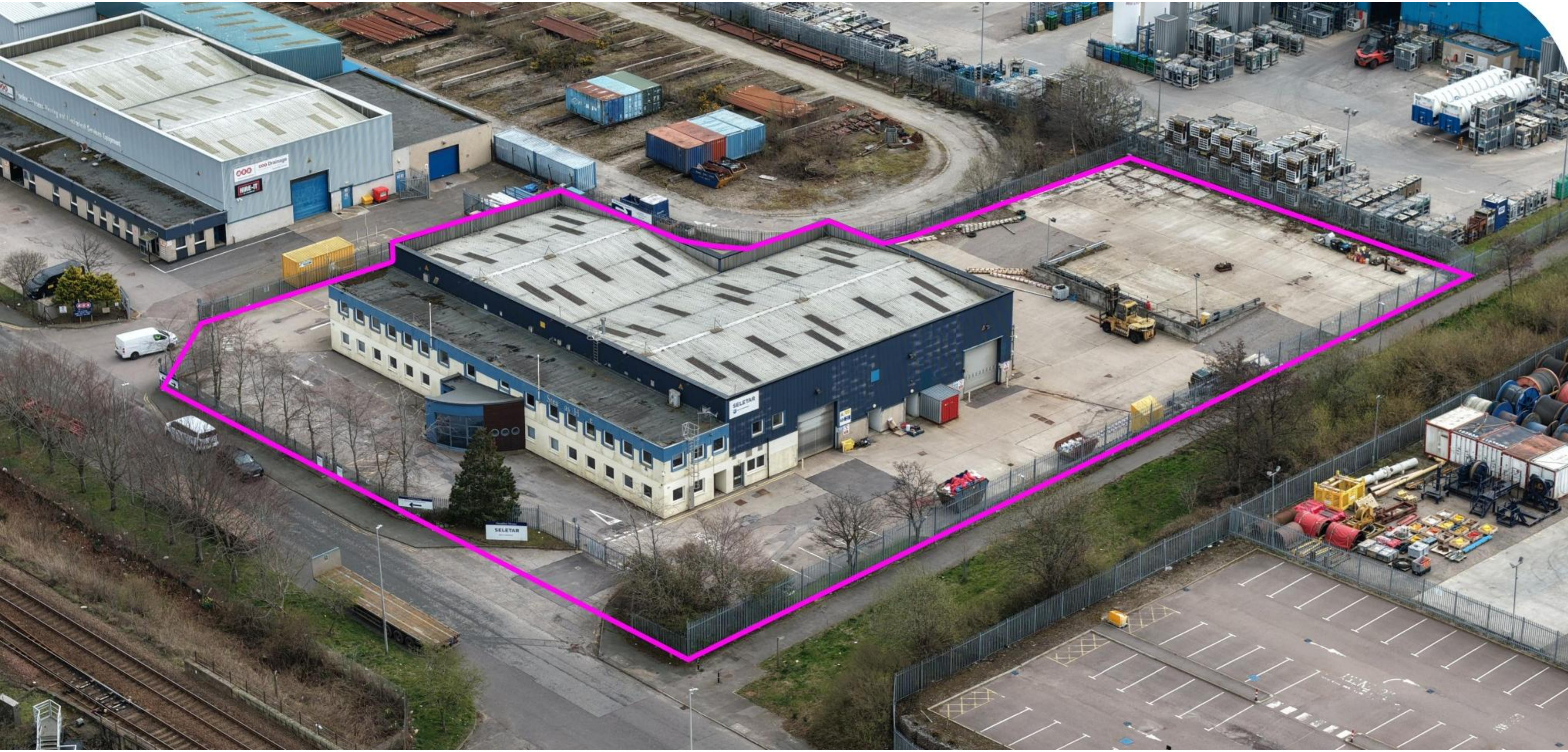
To Let / For Sale – Industrial Warehouse / Workshop – 20,376 sq ft

Unit 6A-6b South Middleton Base, Greenwell Road, West Tullos, Aberdeen AB12 3AX



- **Eaves heights of 5.2 & 6.2 metres.**
- **Vehicular access via 3 x roller shutter doors.**
- **Reinforced concrete floor.**
- **Secure yard area.**

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Accommodation	Sqm	Sq ft
Reception	21.18	228
Office Grd	594.24	6,396
Office 1st	471.85	5,079
Subtotal	**1,152.77**	**12,408**
Warehouse 1	486.53	5,237
Warehouse 2	253.72	2,731
Subtotal	**740.25**	**7,968**
Total	**1,893.02**	**20,376**
Gross Yard	**3,204.75**	**34,496**

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Description

The subjects comprise a detached industrial facility, with two-storey offices, two inter-connected warehouses, plus substantial secure yard area and car parking within a self-contained site.

The offices comprise of a two-storey brick-built building fronting onto Greenwell Road.

Location

The subjects are located on Greenwell Road in the heart of East Tullos Industrial Estate. The property is located approximately 2 miles south of Aberdeen City Centre, and 1.5 miles from the Port of Aberdeen. The nearest Aberdeen Western Peripheral Route (AWPR) junction is located 2.8 miles to the south, providing seamless access to the West and North of Aberdeen. The property is located within the Energy Transition Zone (ETZ).

Surrounding occupiers include; **Biffa Waste Management, Greenwell, Stenna Drilling, SUEZ, Subsea7, Arnold Clark** and **Stagecoach.**

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Terms & Pricing

The property is held on a long-term ground lease expiry 27 May 2136 (c110 years remaining). The current passing rent is £39,500 p.a.
Our client is seeking to assign their leasehold interest, although consideration will also be given to sub-letting.

Offers are invited for the ground lease interest.
Sub-letting rental is £210,000 per annum.

Business Rates

The Rateable Value is £121,000 with effective from 1 April 2026.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

EPC

An EPC is available on request.

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For more information or to arrange a viewing, please contact the Joint Agents:

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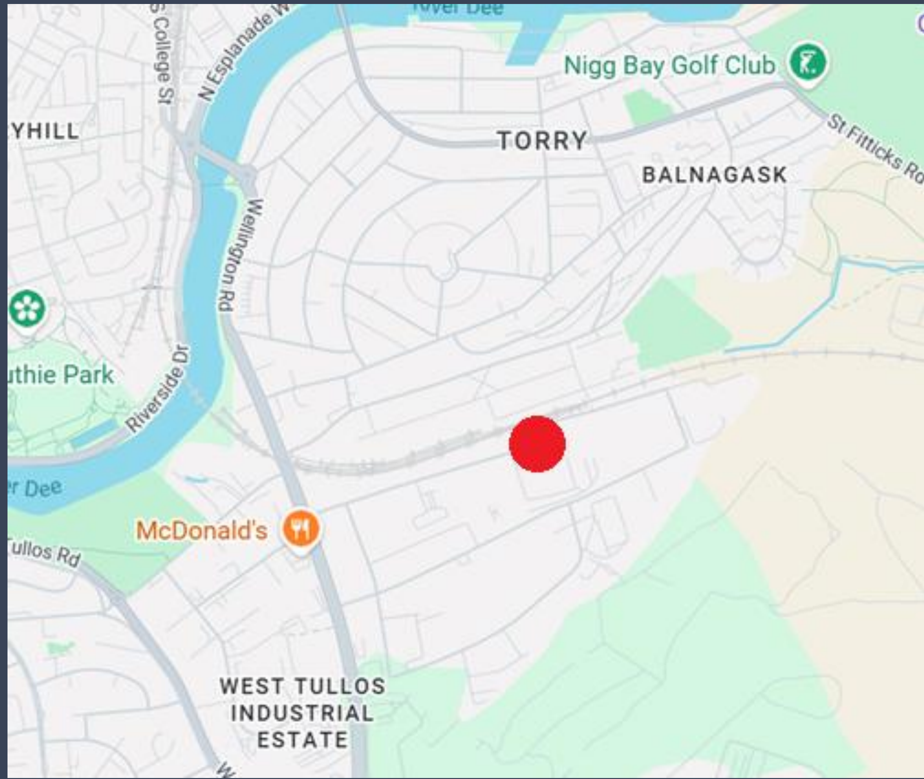

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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