

Lot 44, Greenwell Place, East Tullos, Aberdeen,

AB12 3AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Long Leasehold Industrial Investment

- Located on a Well Established Commercial Estate
- Easy Access to Wellington Road, the A90 and AWPR
- Nearby occupiers include MI Swaco and Thomson Dairies and a number of car and commercial vehicle dealerships
- Asset Management Opportunities

Lot

44

Auction

15th December 2022

Rent

£80,000 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north of Dundee

Roads

A90, AWPR, A96

Rail

Aberdeen (2 hours 25 minutes to Edinburgh Waverley)

Air

Aberdeen Airport (16 miles west)

Situation

Aberdeen is recognised globally as a centre of excellence for the oil, gas and energy sectors. As the third largest city in Scotland, with a population of approximately 225,000, Aberdeen has a regional catchment of over 500,000 people. The University of Aberdeen and Robert Gordon's University in the city have a collective population of around 27,000 full-time students. East Tullos is a well established commercial location, with a number of national and local businesses located there. Immediately opposite the property is a major plant for Pelagia. The property is situated on the eastern side of Greenwell Place, close to its junction with Greenwell Road and to Wellington Road, the main road leading south from Aberdeen city centre.

Tenure

Long Leasehold. Held on a ground lease from John Wood Group (Aberdeen) Limited for 99 years from 1st July 1977. The passing rental is £36,900 per annum, payable twice yearly with the next rent review on 30th June 2027 and five yearly thereafter.

Description

The subjects comprise two interconnecting workshop buildings, with attached two storey office accommodation. There is a secure yard and car parking on a site which extends to approximately 0.938 Ha/2.32 acres. The workshop is of steel portal frame construction with roller doors to the front and rear of the building. There is a 10 tonne overhead gantry crane travelling the full length of the main workshop. There is additional storage/workshop space in an interlinked two storey building. The adjacent two storey offices are predominantly open plan with an element of cellular space. A surfaced road provides vehicle access to the rear yard and to a further elevated yard to the south of the subjects.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Floor Office	Offices	471.46 sq m	(5,075 sq ft)	ACCIONA INDUSTRIAL UK LIMITED(1)	12 months from 28/02/2021 (2)	£80,000
First Floor Office	Offices	547.37 sq m	(5,892 sq ft)			
Main Workshop	Industrial	1,081 sq m	(11,636 sq ft)			
Ancillary Workshop	Industrial	346.11 sq m	3,919 sq ft)			
Total		2,463.94 sq m	26,522 sq ft			£80,000

(1) ACCIONA is a global group that develops and manages sustainable infrastructure solutions, especially in renewable energy (see www.acciona.com). For the year to 31/12/2021 Acciona Industrial UK Limited reported a turnover £47,269,852 (Source NorthRow 22/11/2022)

(2) The Lease has been extended by 3 months to 28th May 2022

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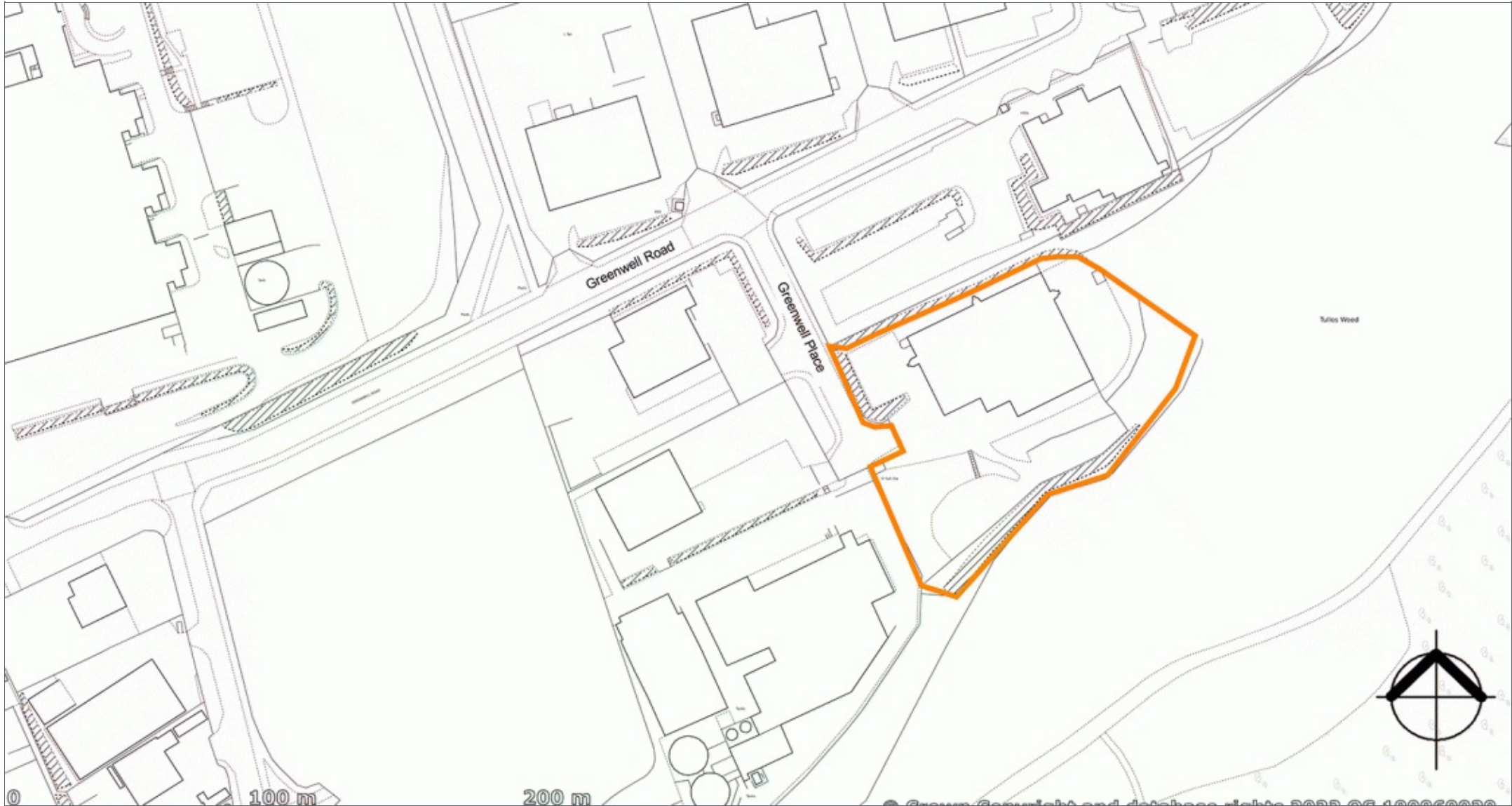
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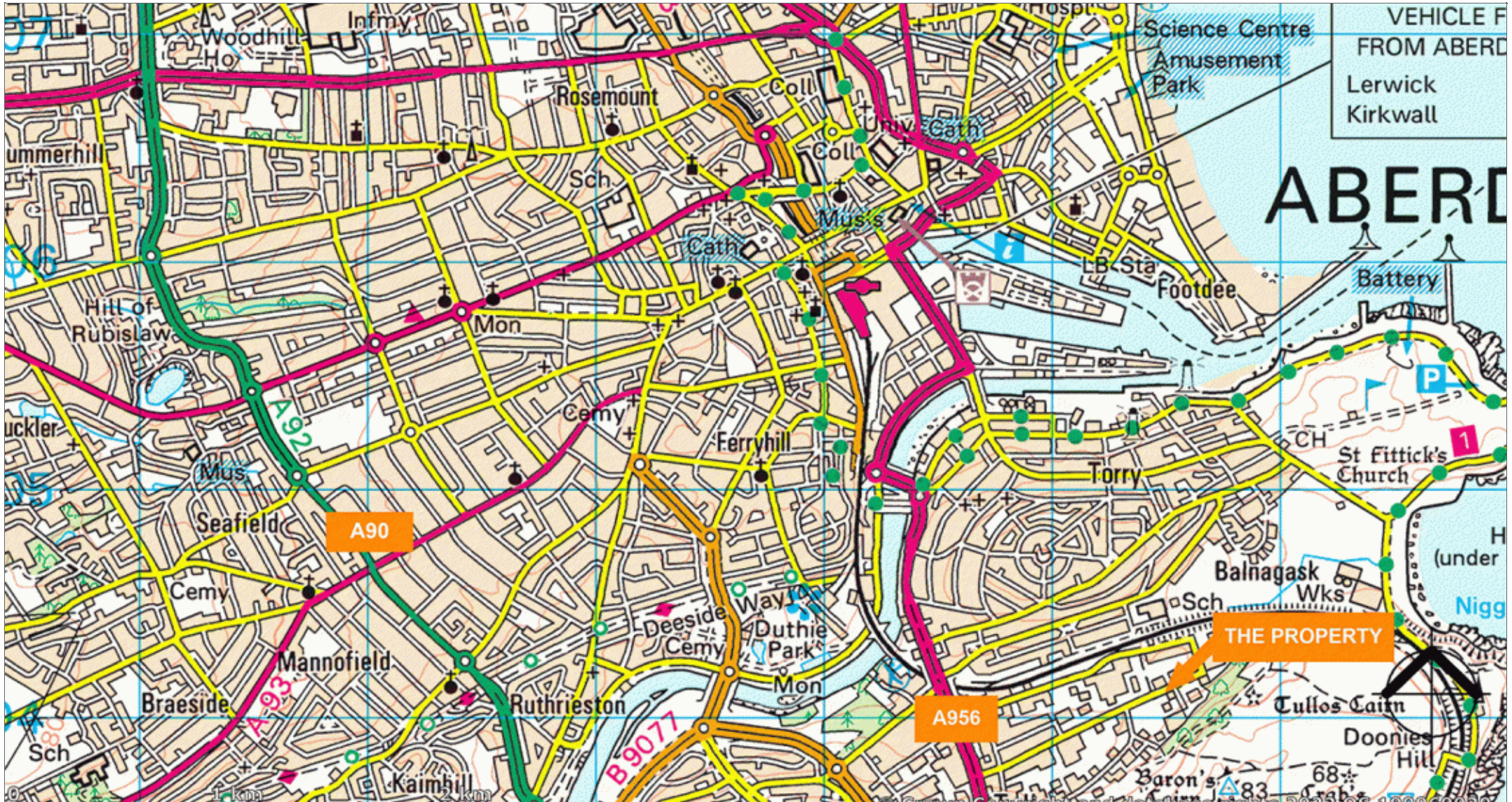
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September 2020