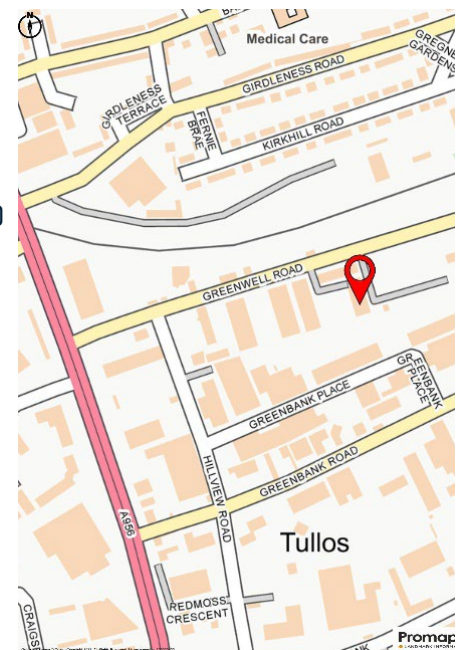




**UNIT 3 INTERNATIONAL BASE, GREENWELL ROAD,
EAST TULLOS, ABERDEEN, AB12 3AX**

- Gross Internal Area — 537.95 sq. m (5,791 sq. ft)
- Yard — 627 sq. m (6,749 sq. ft)
- Excellent transport links — 370 metres from Wellington Road (A956)



LOCATION

The International Base is situated within the East Tullis Industrial Estate, a popular industrial/business location lying less than 1.5 miles from Aberdeen City Centre and Harbour. Aberdeen is Scotland's third city with a population in the region of 228,000, catchment of 500,000 and is one of the most prosperous regions in the UK. There are many energy and renewable companies located nearby and the location is shown on the location plan for identification purposes only.

DESCRIPTION

The property comprises a terraced industrial unit of steel portal frame construction with concrete block dado wall, harled externally and clad above in sheeting incorporating translucent roof lights. The floor is concrete. Two storey offices have been provided within the steel frame and finished to a good standard including heating and UPVC double glazing.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA). In accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Unit 3	Sq. m	Sq. ft
Warehouse	355.99	3,832
Offices and facilities	181.96	1,959
Total	537.95	5,791
Yard	627	6,749

RATING

The unit is currently assessed as part of a larger entity. However, has an estimated Rateable Value of £30,636. The Uniform Business Rate for 2024/2025 is 49.8p in the £.

LEASE TERMS

The unit is offered on a new Full Repairing and Insuring lease for a period to be agreed.

RENT

£35,000 per annum, exclusive

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable

EPC

The property currently has an EPC rating of F, further details are available on request.

ENTRY

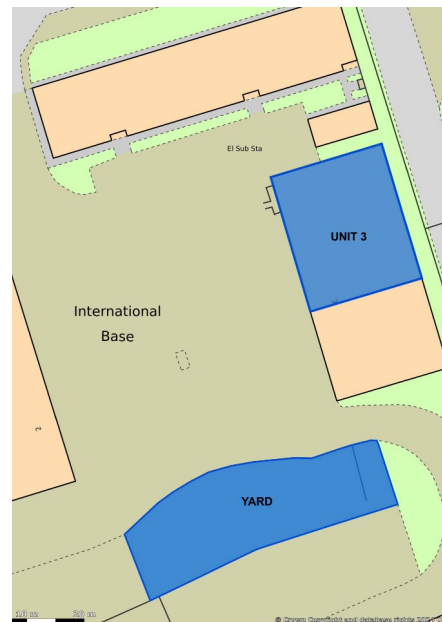
To be agreed, upon completion of formalities

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents:



To arrange a viewing please contact:



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425 298



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
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6. Date of Publication: August 2024