



# TO LET

## WORKSHOP, OFFICE & YARD

Greenbank Place, East Tullos Industrial Estate, Aberdeen, AB12 3BT

Workshop: 546 sq m (5,877 sq ft)

Office: 299 sq m (3,218 sq ft)

Yard: Available on Request

Located within an Established and Popular Industrial Estate

Flexible Lease Terms Available

Rent: On Application

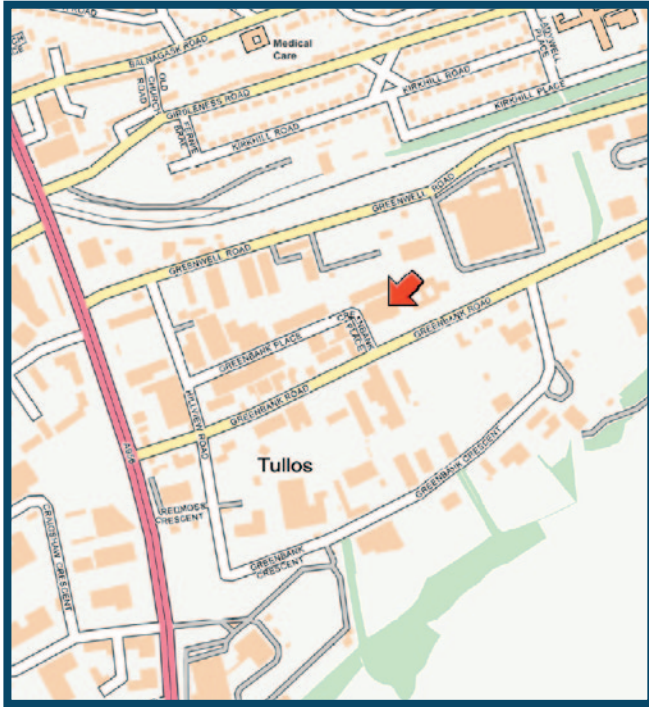
## LOCATION

The subjects are located on Greenbank Place, just off Greenbank Road within the East Tullis Industrial Estate, which lies approximately 1.5 miles south of Aberdeen City Centre.

The property benefits from good transport links to the A90, carrying traffic between Aberdeen and the South.

Nearby occupiers include Proserv, International Tubular Services and Prosafe Offshore.

The exact location of the site is highlighted on the undernoted plan:



## DESCRIPTION

The property comprises a detached workshop with first floor offices and a secure concrete surfaced yard.

The warehouse is of steel portal frame construction with a pitched roof over clad incorporating translucent roof panels. It is accessed via an electrical roller shutter door with internal eaves height is 4.9m.

The office accommodation is arranged over first floor level with separate access being available, however if reception services are required, this can be made available. The offices are laid out in both open plan and cellular format, with kitchen and toilet facilities being available. The offices offer excellent levels of natural light and gas central heating is provided throughout, together with a comfort cooling system.

## YARD & CAR PARKING

The yard is concrete surfaced and bound by a steel palisade fence which includes separate access points. The yard is fully lit and is monitored by CCTV cameras. Yard & car parking space is available on request.

## UNIT SIZES

The unit provides the following accommodation measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Workshop:	546 sq m (5,877 sq ft)
Offices:	299 sq m (3,218 sq ft)
<b>Total:</b>	<b>845 sq m (9,095 sq ft)</b>

## SERVICES

The site is served with mains supplies of water and 3-phase electricity, with drainage being to the public sewer.

## RATING ASSESSMENT

The subjects currently form part of a larger entity and will require to be reassessed upon occupation.

The Uniform Business Rate for the year 2017/18 is 46.6p. Water and waste water charges are also payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

## PROPOSAL

The subjects are available to let on an individual basis or together on Full Repairing and Insuring terms, for a period to be agreed.

## RENT

On application

## VAT

All rents quoted in this schedule are exclusive of VAT.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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