

TO LET / FOR SALE (Subject to Ground Lease)  
DETACHED WAREHOUSES WITH TRADE COUNTER AND YARD / PARKING



1 Stell Road, Aberdeen,  
AB11 5QR

- Two detached warehouses with a trade counter
- Gross Internal Area — 2,501.81 sq. m (26,926 sq. ft)
- Prominent roadside location
- Aberdeen Harbour in close proximity.
- Secure yard / parking

## LOCATION

The subjects are prominently located with direct frontage onto North Esplanade West. The location offers excellent road connections affording easy access to both North and South of the City via the A90, whilst occupying a central location in Aberdeen being just 0.6 miles from Union Street and just 0.2 miles from Aberdeen Harbour. Neighbouring occupiers are a mixture of commercial uses, occupiers include: Petrofac, Enquest, Streamline Shipping, Kwik Fit and National Tyres and Autocare.

## DESCRIPTION

The subjects comprise two detached warehouses with an enclosed yard and car park. The buildings are of steel portal frame construction, clad with insulated profile metal sheet walls and surmounted by a shallow pitched insulated profile metal sheet roof incorporating translucent panels.

Unit 1 consists of a warehouse together with, trade counter /showroom and office accommodation as well as staff welfare and kitchen facilities. It has an eaves height of 5.39 metres and two roller shutter doors. Heating is via comfort cooling units which are located throughout the showroom and offices. Unit 2 has two roller shutter doors and an eaves height of 5.6 metres. There is a raised mezzanine deck within the warehouse, with a small office upon.

Externally, the yard / parking is predominantly tarmac surfaced and secured on all elevations either by adjacent buildings or steel palisade fencing.

## 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 1

	Sq. m	Sq. ft
Warehouse	1,639.45	17,647
Office / Trade Counter	551.55	5,937
<b>Total</b>	<b>2,191.00</b>	<b>23,584</b>

### UNIT 2

Warehouse	310.81	3,346
<b>Total</b>	<b>310.81</b>	<b>3,346</b>

### UNITS 1+2

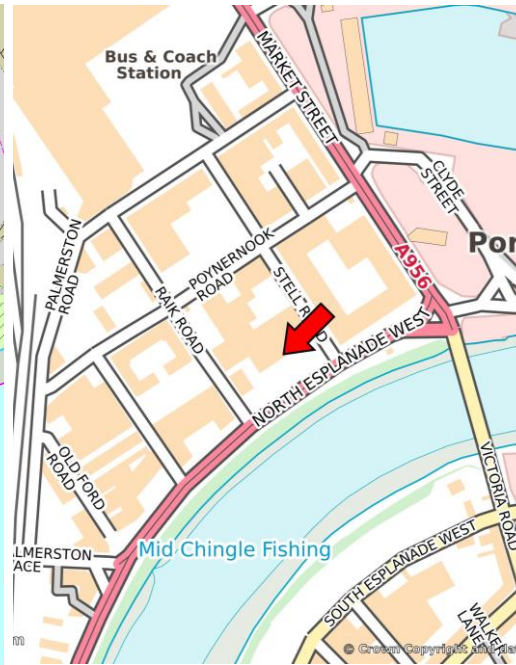
<b>Total of Units 1+2</b>	<b>2,501.81</b>	<b>26,926</b>
Yard	2,217	23,865

The total site is circa 0.47 hectares (1.17 acres)

## SERVICES

Mains, electricity, water and drainage are installed. Heating to the offices / trade counter is via a Panasonic comfort cooling system.





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

#### RATING

The subjects are entered in the current Valuation Roll as follows: Rateable Value - £156,000. The Uniform business rate for 2023/2024 is 52.4p in the £.

#### PRICE

£850,000

#### TENURE

Long leasehold. The site is subject to two ground leases with a monetary liability totalling £80,840 per annum. The leases have expiry dates of 28th May 2096 and 28 May 2121 respectively. Further details are available upon request.

#### RENT

£190,000 per annum, exclusive.

#### LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

#### VAT

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

#### EPC

Both Warehouses have EPC ratings of C, full details are available upon 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 / purchaser 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 selling/letting agents.

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

#### 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.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2023