



AMC
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**Unit 5
Wellington
Business Park**

Wellington Circle,
Aberdeen, AB12 3JG



**For Sale
Modern
Industrial
Single-Let
Investment**

- **Prime Location:** End terrace unit within well-established estate
- **Modern Unit:** High-quality industrial unit built c. 20 years ago
- **Fully Tenanted:** Secure income producing £16,000 per annum
- **Strong Tenant:** 85A Creditsafe rating - "Very Low Risk"
- **Heritable Interest:** Scottish equivalent of English Freehold
- **Price:** Offers over £199,500 are invited
- **Yield:** Attractive net initial yield of 7.86%



**Secure
industrial
investment**

ABERDEEN OVERVIEW

Aberdeen is Scotland's third-largest city with a population of around 220,000 and a wider regional catchment of over 500,000. The region has successfully evolved from being the "Oil Capital of Europe" to the "Energy Capital of Europe." This transition reflects ongoing investment in renewable energy, leveraging the city's highly skilled workforce and robust onshore and offshore infrastructure.

Significant public sector support has underpinned this transformation, including a £62 million Energy Transition Fund. Of this, £26 million has been allocated to the development of the Energy Transition Zone (ETZ), strategically located adjacent to the £450 million South Harbour. The ETZ is set to attract a new generation of renewable energy investment, positioning Aberdeen as a global leader in green energy innovation.

The completion of the South Harbour has reinforced Aberdeen's status as Scotland's largest berthage port, enhancing the region's capabilities in marine logistics and energy sector support. Additionally, it hosts the UK's Energy Transition Centre of Excellence, a national hub driving the shift from fossil fuels to sustainable energy sources.

Aberdeen also remains at the forefront of hydrogen innovation, recognised as one of Europe's pioneering hydrogen cities. The City Council's ambitious vision to establish the Aberdeen City Region as a low and zero-carbon economy continues to lead advancements in hydrogen technology across Europe.

The February 2025 Investment Tracker, published by Aberdeen Chamber of Commerce, calculated the value of projects in the region to be c. £30 billion which highlights a positive outlook for the future.

LOCATION

Wellington Business Park is located within Altens, which is one of Aberdeen's longest established and popular industrial locations situated approximately 2 miles south of the city centre.

The Business Park is located on Wellington Circle and is directly accessed from Wellington Road, the A956, which leads north to Aberdeen City Centre, the harbour and railway station and south to the A90 trunk road, AWPR and motor network beyond. Unit 5 occupies an end terrace unit within the Business Park.

Nearby occupiers include: Balmoral Group, IKEA, Royal Mail, DHL, Tesla, Shirlaws, Makro, Puregym, Shell, Popeye's, Starbucks and a variety of car showroom operators including Porsche, Mini and Audi.





DESCRIPTION

The property comprises an end-terrace industrial unit within a development of 10 units of varying sizes, constructed approximately 20 years ago.

The unit is of steel portal frame construction with a concrete floor, blockwork and profiled metal walls, all under a monopitched profiled metal roof. The units benefit from a three-phase power supply.

Internally, the unit has been fitted out to provide a combination of office and storage space. The storage area comprises a full-height workshop, while the remainder of the unit features a suspended ceiling. The office accommodation is predominantly open plan and includes two small workrooms, a meeting room and staff welfare facilities. The tenant's fit-out incorporates the complete office layout, with the exception of the suspended ceiling.

Externally, the development features a generous central forecourt providing parking and servicing access. Unit 5 benefits from three dedicated car parking spaces outlined in red, in addition to access to communal areas within the estate shown blue on the OS map included within this brochure.



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide the following Gross Internal Area (GIA):

	Sq m	Sq ft
Unit 5	133.40	1,436

TENURE

Heritable (Scottish Equivalent of Freehold).

TENANCY

The property is let on FRI terms (subject to a Schedule of Condition) to Alarm Maintenance Company Limited from 28th May 2024 for a period of 10 years until 27th May 2034.

The passing rent is £16,000 per annum subject to review on 28th May 2029 to the higher of the passing rent and the open market rental value.

The tenant has a break option on 27th May 2031. If the option is not exercised the tenant will receive a 50% rent reduction for a period of 6 months.



TENANT INFORMATION



Alarm Maintenance Company Limited

Alarm Maintenance Company is part of the Scutum Group, a UK fire & security provider. AMC has been providing alarm services since 2001 and cover a geographic spread of 100 miles within Aberdeen using a network of alarm engineers. Services include fire protection and alarms, security alarms, CCTV, access control, nurse call systems and emergency call outs.

The tenant benefits from a “Very Low Risk” Creditsafe rating and a net worth of £1.049m.



**“VERY LOW RISK”
CREDITSAFE
RATING AND A
NET WORTH OF
£1.049M.**

SERVICE CHARGE

The maintenance of the common areas is covered by a deed of conditions with day-to-day management undertaken by a professional property management company. The costs incurred are allocated to each tenant in line with standard practice.



Open plan office



Tea prep area



ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC rating of C.

PROPOSAL

We are instructed to seek offers in excess of £199,500, exclusive of VAT, for our client's heritable interest, reflecting an attractive net initial yield of 7.86%.



Workshop storage

VAT/TOGC

The property has been elected for VAT and will be treated as a Transfer of Going Concern (TOGC).

DATA ROOM

Access to the legal data room will be provided upon request.

ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

VIEWING

To arrange a viewing or for further information, please contact:

Daniel Stalker

E daniel.stalker@ryden.co.uk
T 07887 751090

Ken Shaw

E ken.shaw@ryden.co.uk
T 07836 556768

Ryden

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA

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