

TO LET  
WAREHOUSES WITH YARD / PARKING



1 Stell Road,  
Aberdeen, AB11 5QR

- Gross Internal Area - 893.44 sq. m (9,617 sq. ft)
- Prominent roadside location
- Aberdeen Harbour in close proximity.
- 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

Our clients will owner occupy the east most part of the site offering the remainder for lease. There will be a shared access into the subject accommodation which is outlined below. Unit 1 will be sub-divided with split services and new welfare provision. 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 with an eaves height of 5.39 metres and roller shutter door. 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	582.59	6,271
Warehouse 2	310.81	3,346
<b>Total</b>	<b>893.44</b>	<b>9,617</b>
Yard	2,217	23,865

## RATING

The premises are currently entered into the valuation roll as a larger entity and will require to be reassessed

## RENT

£55,000 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

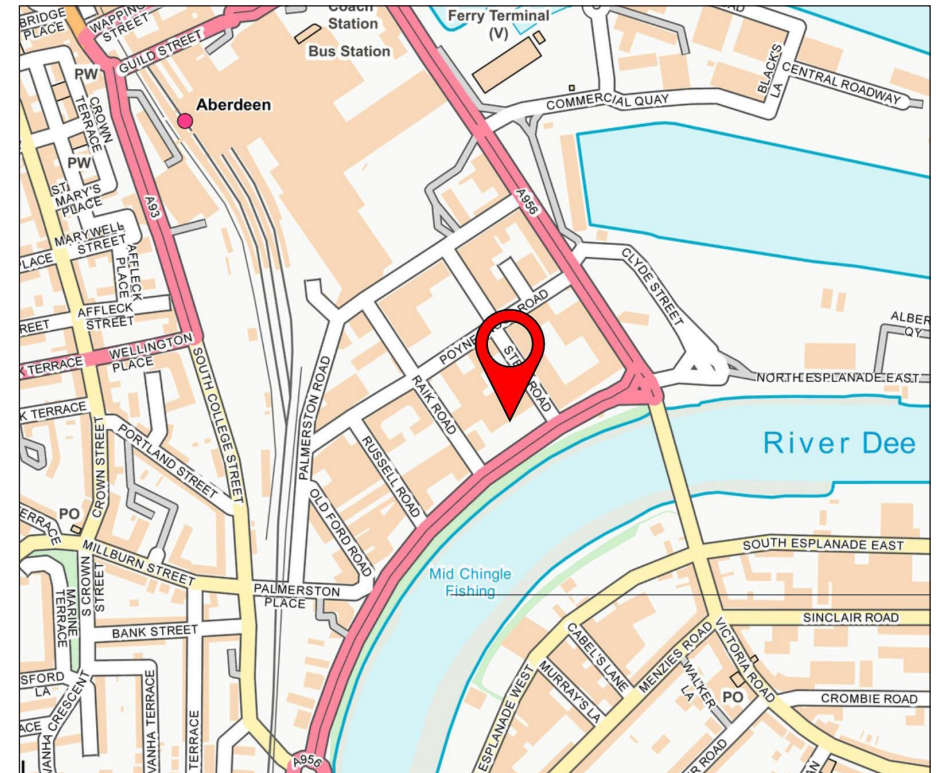
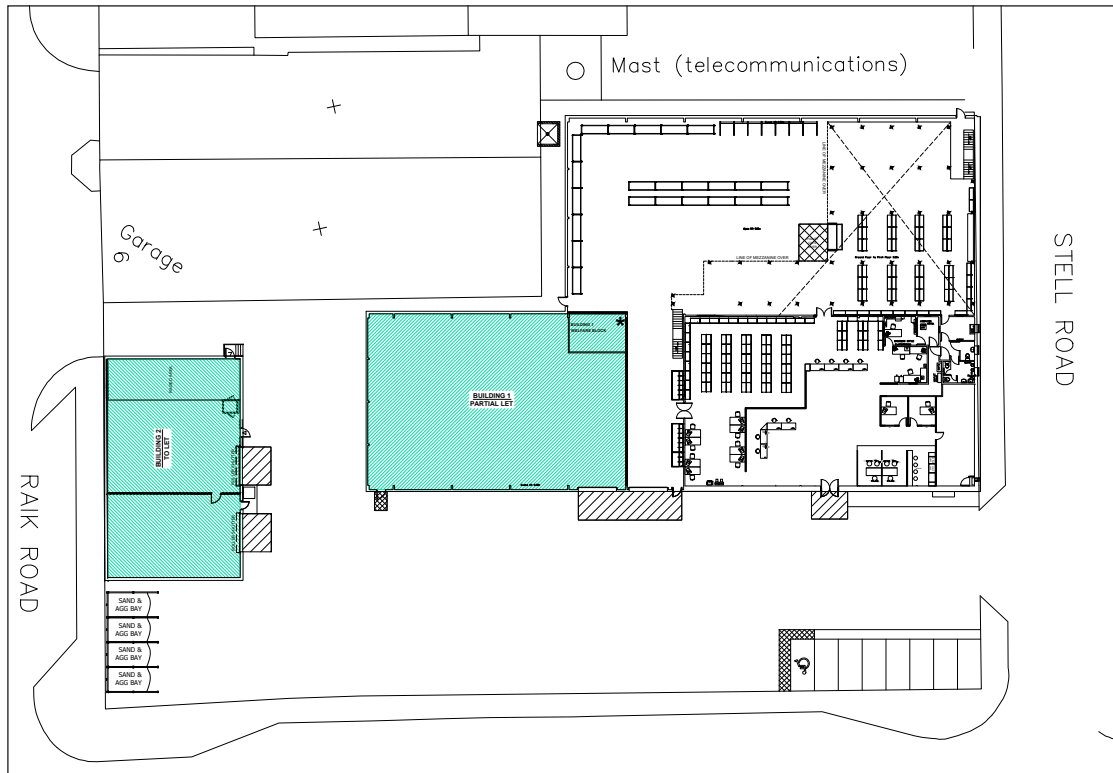
To be agreed, upon completion of formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing 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 425298



**Euan Rolland**  
Surveyor  
euan.rolland@g-s.co.uk  
07825 875303

#### 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2025