

# Ryden

## FOR SALE

**MODERN INDUSTRIAL UNIT WITH  
OFFICES & SECURE YARD**  
1,338 SQ M (14,406 SQ FT)



**UNIT A  
CRAIGSHAW ROAD  
WEST TULLOS  
ABERDEEN  
AB12 3AR**

**SECURE YARD  
OVERHEAD CRANE  
IMMEDIATE OCCUPATION**

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## LOCATION

The subjects are located on the north side of Craigshaw Road, in close proximity to its junction with Wellington Road within West Tullis Industrial Estate. West Tullis is recognised as one of Aberdeen's longest established industrial locations situated approximately 5 kilometres to the south of Aberdeen city centre. Craigshaw Road is accessed directly from Wellington Road, which is the main arterial route linking Aberdeen city centre and the harbour to the A90 trunk road.

West Tullis Industrial Estate has attracted a wide range of commercial and business occupiers; there are industrial, office and car showroom buildings within the Estate. Notable companies include; John Menzies Distribution, Specialist Cars, Arnold Clark, Wood Group, Rainbow Cars, Trust Ford and Parks of Hamilton.

## DESCRIPTION

The subjects comprise of a detached steel portal frame industrial unit with a tarmac surfaced car park to the front and a concrete yard to the rear.

The subjects are constructed of concrete infill dado walls with profile metal sheeting above a solid concrete floor under a pitched profiled steel sheet roof with translucent panels providing natural light.

Internally, the building has been sub-divided to provide a concrete floored warehouse unit with a wallhead height of approximately 6.93m and two floors of office accommodation to the front of the building. A small section of the office block is single storey in height with a timber floored mezzanine storage area above, which can be accessed from the first floor office accommodation and from a metal stair in the warehouse. Heating is provided in the warehouse by heaters mounted on steel portal columns and lighting is provided by way of ceiling suspended sodium lights. Within the

warehouse there are 2 plasterboard lined structures, one of which is used as an office with trade counter, whilst the other is used as a workshop. Also, within the warehouse, there are two 5 tonne gantries.

Both floors of offices are arranged to provide cellular and open plan accommodation and are generally finished with painted or papered plasterboard lined walls, suspended plasterboard ceilings and carpeted flooring, although the lab areas have vinyl flooring. Heating is provided by gas fired central heating radiators and lighting in the office areas is provided by the way of fluorescent panel lighting with that in the staff recreational areas provided by fluorescent strip lighting.

The office accommodation at ground floor level comprises of the main reception area, conference room, meeting room, laboratory and WC facilities. The first floor office accommodation, which consists of 5 offices, can be accessed from the ground floor via a stair, which is located between the meeting room and laboratories.

Externally, there is a tarmac surfaced car park to the front of the building provided approximately 10 spaces, and a concrete surfaced yard area to the rear suitable for external storage and servicing. The sole access to the site is located on the south corner of the site and is shared with the neighbouring property.

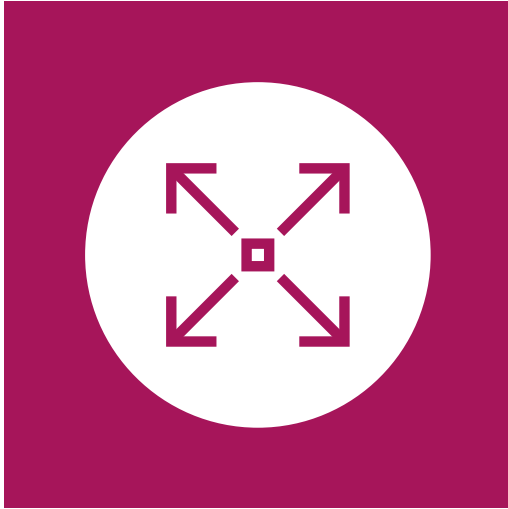
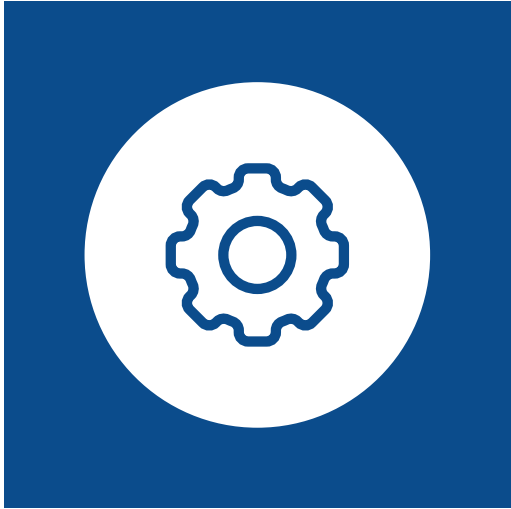
## ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises have an EPC Rating of D.

A copy of the EPC and Recommendation Report can be provided upon request.

**WEST TULLIS  
IS RECOGNISED  
AS ONE OF  
ABERDEEN'S  
LONGEST  
ESTABLISHED  
INDUSTRIAL  
LOCATIONS**





## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION                              | SQ M         | SQ FT         |
|------------------------------------------|--------------|---------------|
| GROUND FLOOR                             | 232          | 2,495         |
| FIRST FLOOR                              | 238          | 2,560         |
| MEZZANINE AREA                           | 66           | 715           |
| WAREHOUSE (INCLUDING INDUSTRIAL OFFICES) | 802          | 8,636         |
| <b>TOTAL</b>                             | <b>1,338</b> | <b>14,406</b> |
| USABLE YARD SPACE                        | 642          | 6,910         |

## RATEABLE VALUE

We understand that the subjects are listed in the current Valuation Roll with a Rateable Value of NAV/RV: £91,000 effective from 01-APR-26.

Please note that a new occupier has the right to appeal the Rating Assessment.

## PURCHASE PRICE

Offers are invited for our clients ownership interest.

## ENTRY

Upon agreement.

## VAT

Unless otherwise stated, all prices and premiums are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax,

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ABERDEEN  
AB12 3AR**

## GET IN TOUCH

Please get in touch with our letting agents for more details.

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