INDUSTRIAL

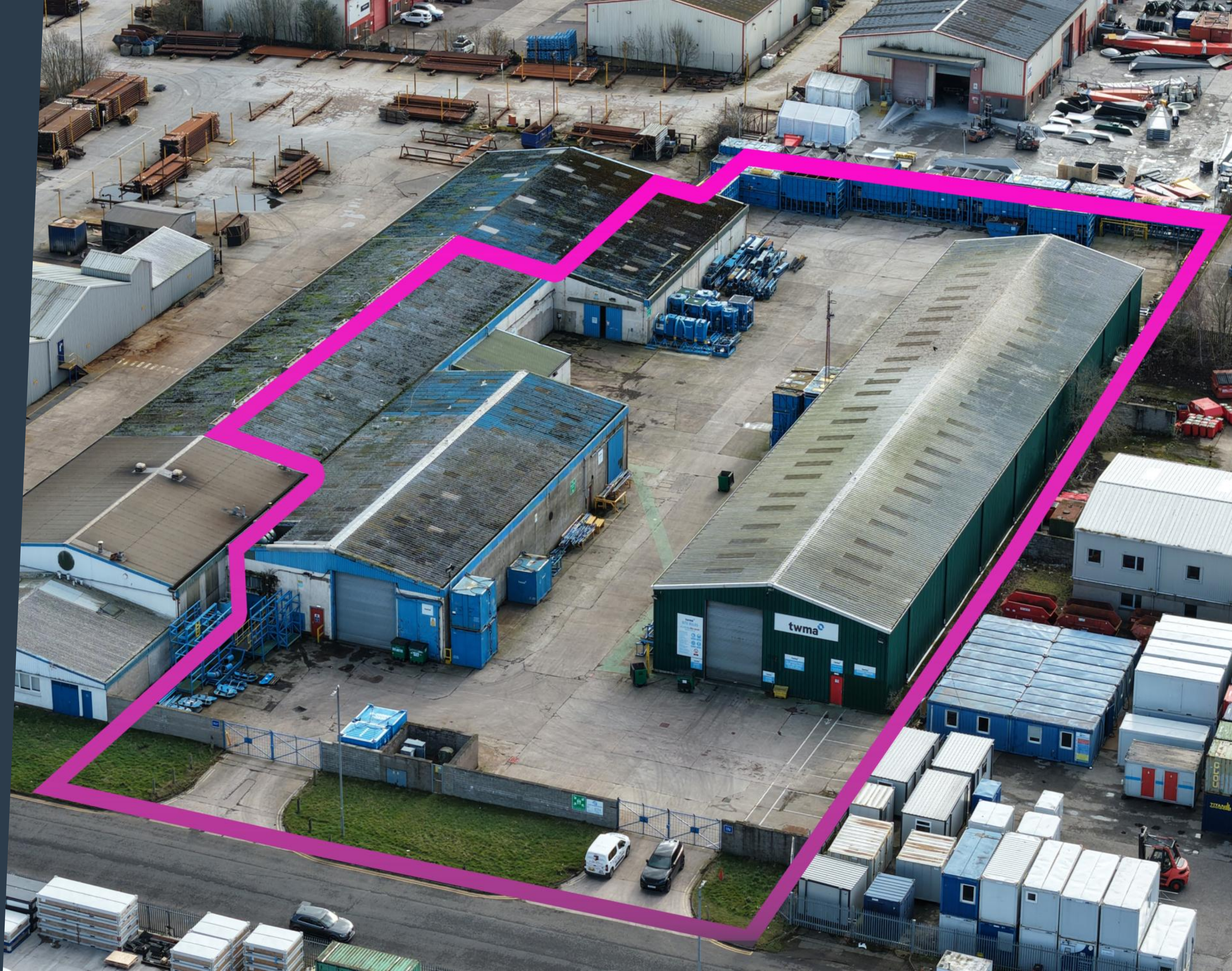
TO LET / FOR SALE

LANDED.
Real Estate

Greenbank Road

Aberdeen, AB12 3BQ

2,658 sq m (28,618 sq ft)



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Location

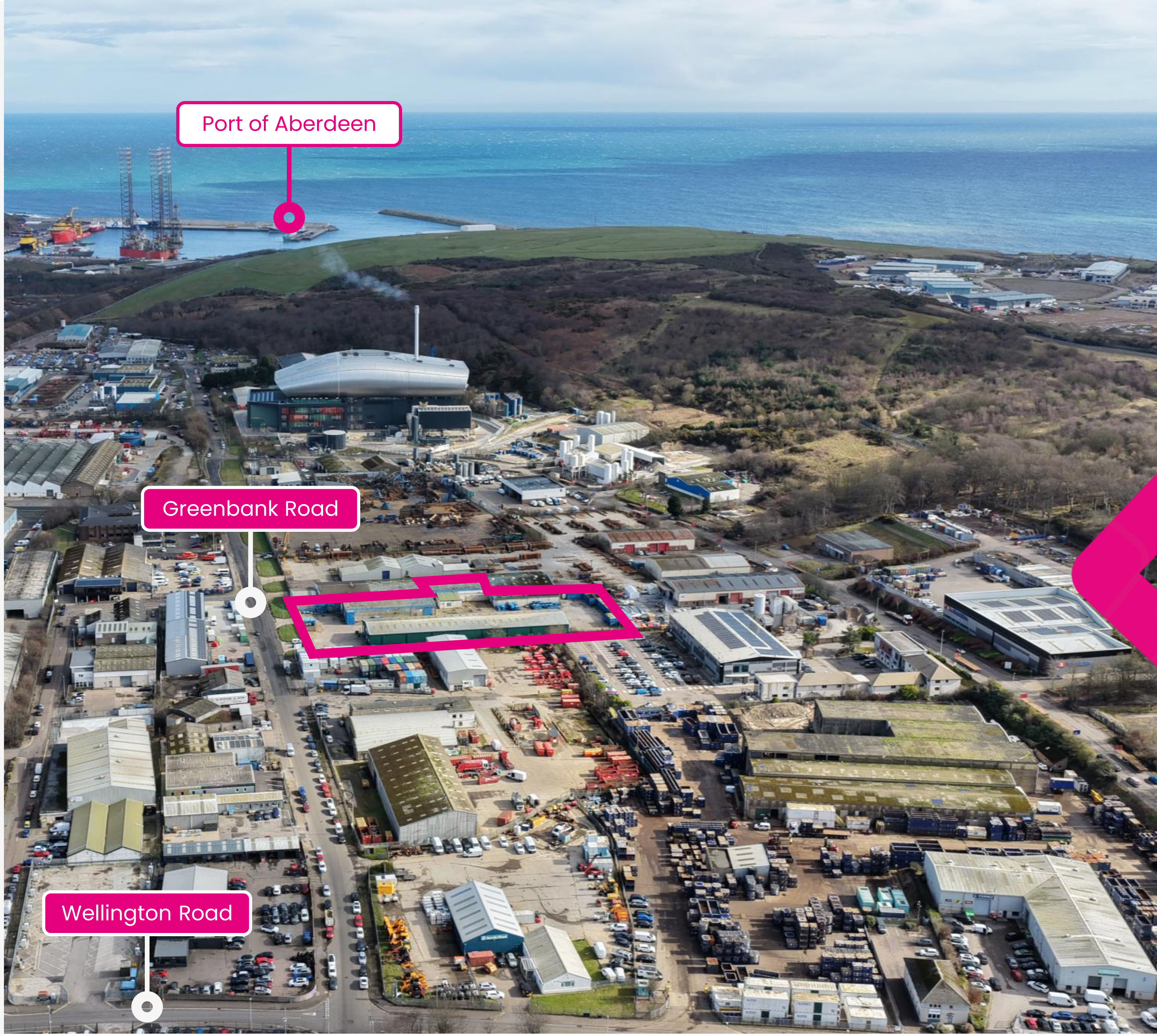
The subject is located on Greenbank Road in the heart of East Tullos Industrial Estate. The property is located approximately 2 miles south of Aberdeen City Centre and 1.5 miles from the Port of Aberdeen. The nearest Aberdeen Western Peripheral Route (AWPR) junction is located 2.8 miles to the south, providing seamless access to the West and North of Aberdeen.

The property is located within the Energy Transition Zone (ETZ), an initiative that is expected to be backed by £16bn worth of investment throughout the next decade from both private sector organisations and the UK and Scottish Governments. Further information is available at etzltd.com

Surrounding occupiers include Biffa Waste Management, Greenwell, Stenna Drilling, SUEZ, Subsea7, Arnold Clark and Stagecoach.

Travel Distances:

- Wellington Road – 0.2 miles / 1 minute
- Port of Aberdeen– 1.5 miles / 6 minutes
- A90 Charlestown Junction– 2.6 miles / 7 minute
- Aberdeen City Centre – 2.2 miles / 12 minutes



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Description

The subject forms an industrial facility with three separate warehouses and workshops, a two-storey office and a secure concrete yard. The site extends to approximately 1.84 acres.

Main Warehouse

- Single bay split with a wooden partition and has a small WC and office area
- 4m eaves
- 2 no. roller shutter doors (H. 3.58m x W. 3.6m)

Original Workshop

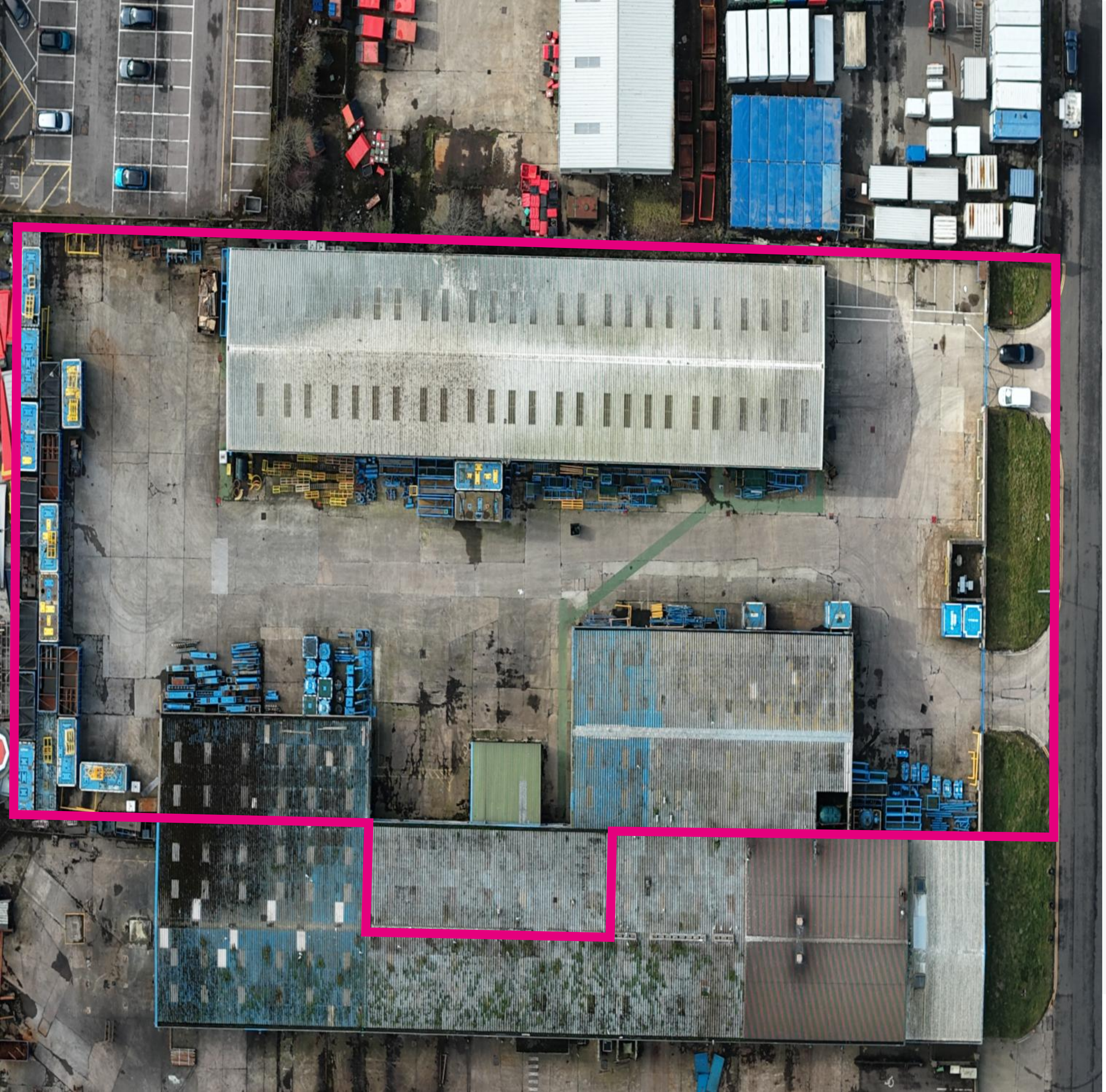
- Three inter-connecting bays.
- 4.5 – 5.0m eaves
- 4 no. sliding access doors

Storage Workshop

- Three bays
- 3.5 – 5.0m eaves
- 5 no. roller shutter doors (H. 6.25m x W. 4.6m)

Office

- Two-storey former farmhouse with serious of cellular rooms
- Gas central heating
- Small kitchenette



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Accommodation

The premises extend to the following approximate gross internal floor areas:

Main Warehouse	Sq M	Sq Ft
Warehouse	1,353	14,564
Office	20	214
TOTAL	**1,373**	**14,778**

Original Workshop	Sq M	Sq Ft
Workshop	630	6,786
Office	19	202
TOTAL	**649**	**6,988**

Storage Warehouse	Sq M	Sq Ft
TOTAL	**247**	**2,656**

Office Block	Sq M	Sq Ft
Ground Floor Office	192	2,071
Ground Floor Stores	64	693
First Floor Office	133	1,432
TOTAL	**389**	**4,196**

Yard (Net Area)	2,274.08	24,478


twma
SITE RULES


WORKING
AT HEIGHT
STAY SAFE

L.

Rent

£235,000 per annum.

Sale Price

Our client is willing to sell their leasehold interest in the property, further information on application.

Rateable Value

£176,000, effective from April 2026.

An estimate on the business rates payable can be provided upon request.

VAT

All figures quoted are exclusive of Value Added Tax.

EPC

Further information is available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Upon conclusion of legal missives.

Anti Money Laundering Requirement

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

Viewings & Offers

For further information or viewings please contact the sole leasing agent:

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