

# Ryden

## TO LET

**INDUSTRIAL UNIT WITH OFFICES  
& SECURE CAR PARK**  
695 SQ M (7,482 SQ FT)

COMPETITIVE LEASE TERMS AVAILABLE



**16 GREENBANK  
ROAD  
EAST TULLOS  
INDUSTRIAL ESTATE  
AB12 3BQ**

**DETACHED INDUSTRIAL  
UNIT WITH INTEGRAL  
TWO-STOREY OFFICE**

**HIGH BAY LIGHTING &  
3-PHASE POWER SUPPLY**

**PARKING FOR  
APPROXIMATELY  
10-12 VEHICLES**

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## LOCATION

The property is located on the northern side of Greenbank Road within East Tullos Industrial Estate. East Tullos itself lies approximately 1 mile south of the City Centre, just of Wellington Road (A956), one of the City's main arterial routes linking the harbour area with the A90 trunk road to Dundee and Edinburgh.

Occupiers in close proximity include; Biffa Waste, Greenwell Equipment, Arnold Clark and Shanks Waste Solutions.

## DESCRIPTION

The property comprises a detached industrial unit with integral two-storey office, workshop and storage accommodation, together with associated car parking.

The building is of steel portal frame construction with full height steel clad walls with insulated panels and a double pitched insulated steel clad roof, incorporating translucent panels for natural light.

Internally, the warehouse area has a painted concrete floor, a mixture of sodium spot and fluorescent strip lighting, a gas fired Powermatic heater, a wall head height of approximately 5.5 metres and vehicular access to the unit is via a sectional up and over electrically operated door.

The ground floor office accommodation has painted plasterboard walls with painted plasterboard ceilings and ceiling mounted fluorescent strip lighting. Heating to the offices and fabrication areas is via gas fired hot water radiator central heating system. The premises benefit from good natural light and the windows area aluminium framed and double glazed. Floor coverings are a mixture of tile and carpet in the office and staff areas and linoleum in the fabrication area.

First floor offices are finished to an identical standard, but have carpeted chipboard floors

and a suspended tiled ceiling, incorporating fluorescent light panels with diffuser covers.

There is a tarmac car park to the front of the building, which provides parking for approximately 10-12 vehicles.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following gross internal areas:

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	317	3,996
OFFICES	324	3,486
<b>TOTAL</b>	<b>695</b>	<b>7,482</b>

## SERVICES

The premises have the benefit of mains supplies of electricity, water and drainage. The property benefits from a three-phase power supply.

## RATEABLE VALUE

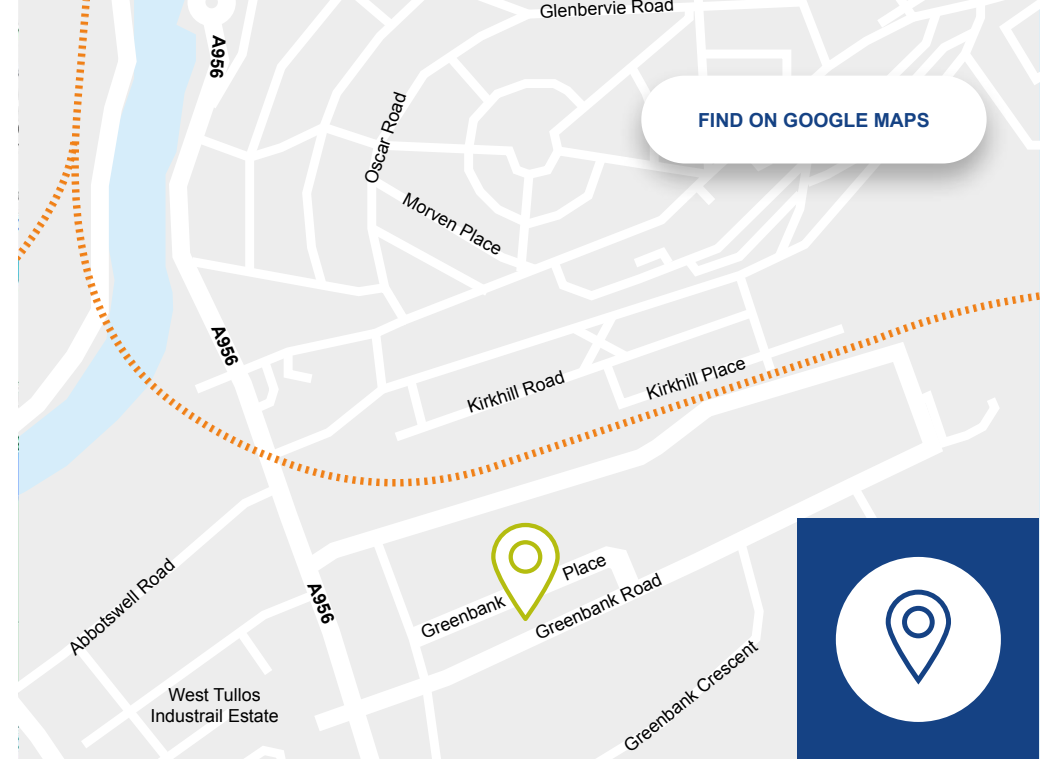
The new draft proposed Rateable Value of the subjects is £52,500 (formerly £64,000) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D. A copy of the EPC and Recommendation Report can be provided upon request.

## LEASE TERMS

Our client is seeking to lease the premises on a term to be agreed.



## RENT

Upon application.

## VAT

Unless otherwise stated, all monies due under the lease will be VAT chargeable at the applicable rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction. The tenant will be responsible for LBTT, if applicable.

## ENTRY

Entry is available immediately, subject to conclusion of legalities.



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OF GREENBANK  
ROAD WITHIN  
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INDUSTRIAL  
ESTATE**

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ESTATE  
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# GET IN TOUCH

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

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2023**

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