

Ryden

TO LET

MODERN OFFICE/SHOWROOM WITH
WORKSHOP FACILITY & CAR PARKING
579.78 SQ M (6,240 SQ FT)

COMPETITIVE LEASE TERMS AVAILABLE



40 GREENBANK
CRESCENT
EAST TULLOS
INDUSTRIAL ESTATE
AB12 3BG

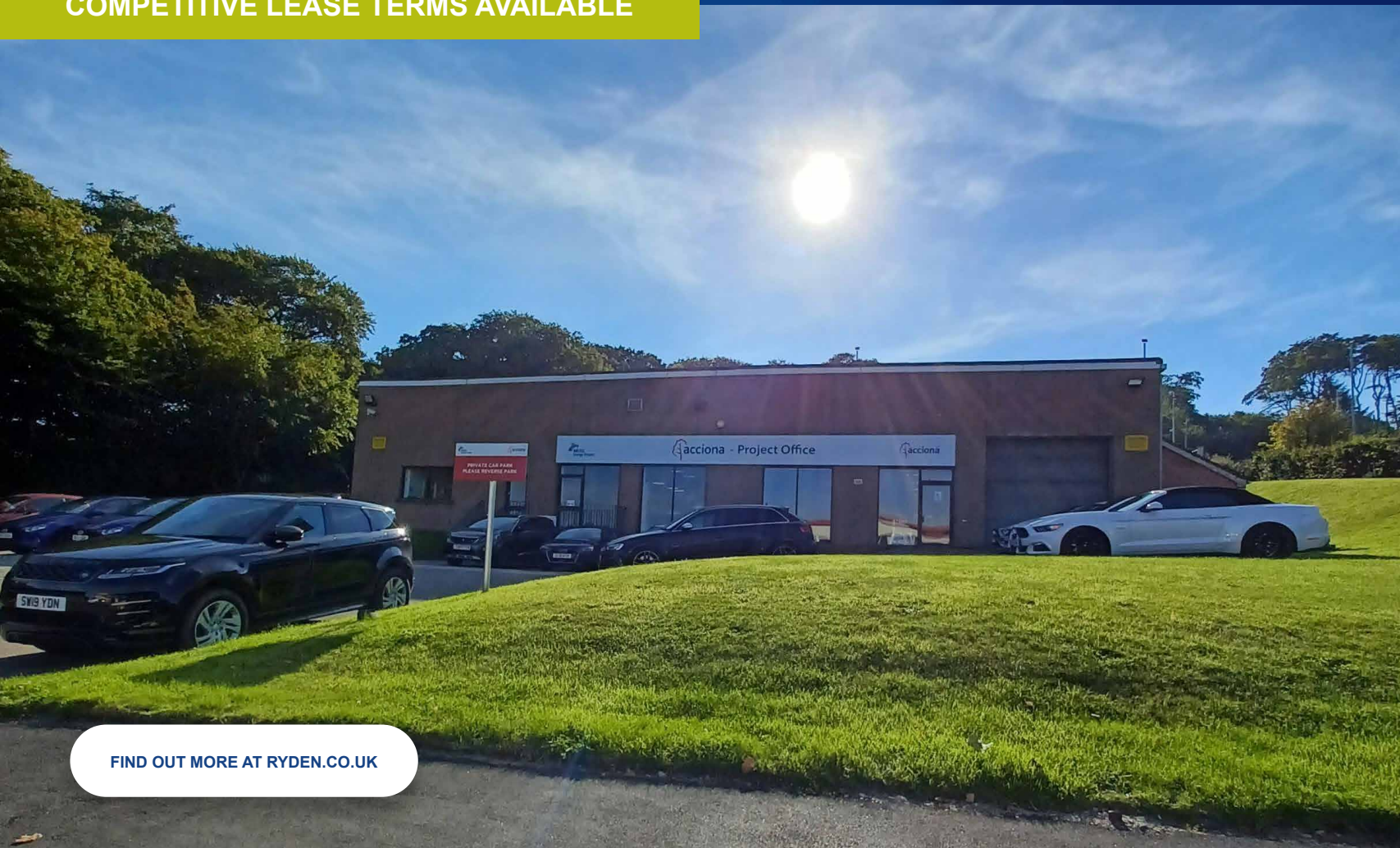
SINGLE STOREY
BUILDING

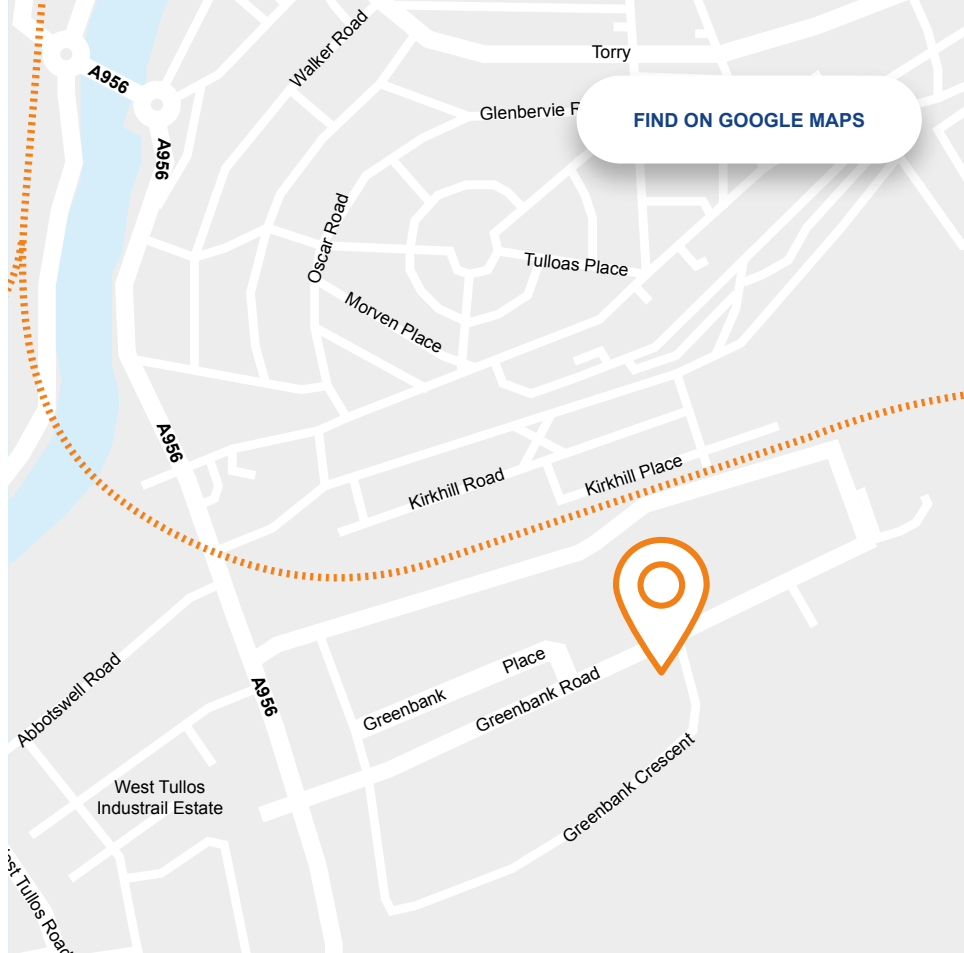
HIGH BAY LIGHTING &
3-PHASE POWER SUPPLY

ELECTRIC ROLLER
SHUTTER DOOR

CAR PARK LOCATED
AT THE FRONT

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)





**LOCATED IN
A PROMINENT
POSITION ON
THE SOUTH SIDE
OF GREENBANK
CRESCENT**



LOCATION

The subject is located in a prominent position on the south side of Greenbank Crescent, within East Tullis Industrial Estate. The property is well located for access to Aberdeen City Centre as well as other peripheral locations, due to the close proximity of the AWPR which can be accessed via the A956.

Surrounding occupiers include: Stena Drilling, Arnold Clark, Thomson Dairies, Greenwell Equipment and North Sea Compactors.

DESCRIPTION

The premises comprises a detached single storey building, with an internal fit out made up of a large open plan showroom/office area to the east, and further office accommodation in the section to the West. A small workshop area is accessed by roller shutter door to the north facing elevation.

The main office provision has carpet tiled floor, plasterboard walls, suspended ceilings with Cat 2 lighting and cooling/heating wall mounted cassettes. The space is predominantly open plan however there are meeting rooms/break-out rooms that allow for cellular working. The accommodation also benefits from a tea prep area and w/c facilities.

The workshop has a concrete floor, high bay lighting, 3-phase power supply and an electric roller shutter door (approx. 3.85m in width and 3.90m in height).

There is a tarmac car park located at the front of the subject.

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
OFFICE/ SHOWROOM	530.00	5,705
WORKSHOP	44.16	475
EXTERNAL STORE	5.62	60
TOTAL	579.78	6,240

RENT

Upon application.

RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of £67,500 effective from 1 April 2017.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

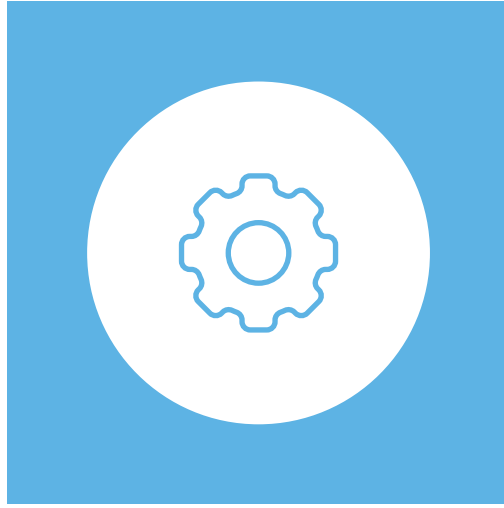
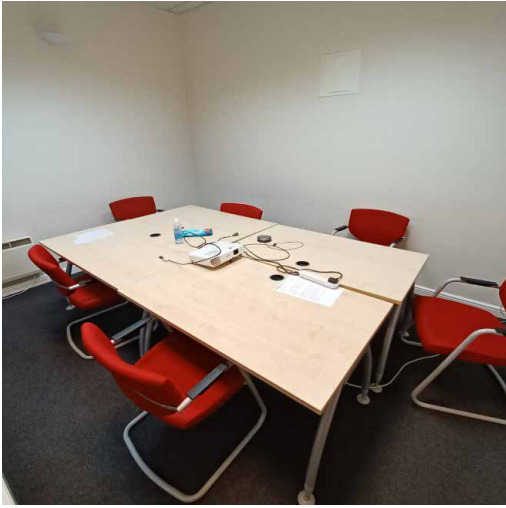
The subjects have an EPC Rating of: E

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

LEASE TERMS

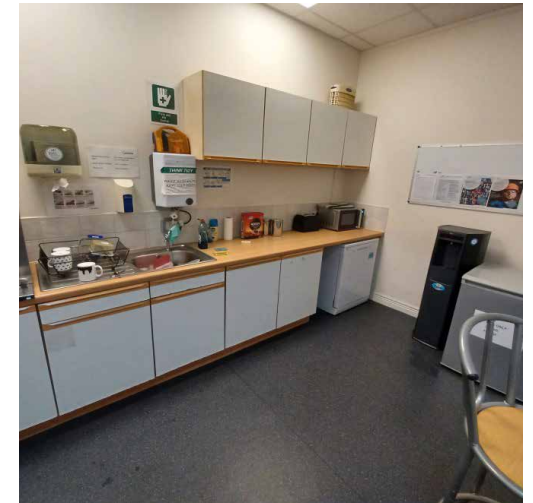
The property is available on a full repairing and insuring basis, with medium to long term leases being considered.



FLOOR PLAN



**A SMALL
WORKSHOP AREA
IS ACCESSED BY
ROLLER SHUTTER
DOOR TO THE
NORTH FACING
ELEVATION**





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AB12 3BG**

GET IN TOUCH

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

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Ryden

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**

