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**01224 588866**

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

# TO LET

## SECURE STORAGE YARD



**GREENBANK CRESCENT**  
**EAST TULLOS**  
**ABERDEEN**  
**AB12 3BG**

Viewing strictly by appointment  
with the sole letting agents.

Site Area:  
**0.9 acres (0.36 ha)**

Useable:  
**0.5 acres (0.2 ha)**

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### Location:

The site is located on the south side of Greenbank Crescent within the popular East Tullis Industrial Estate which is located some 1.5 miles south of Aberdeen City Centre and Harbour. Neighbouring proprietors include Stena Drilling, SITA UK, MITE Security, International Tubular Services, Augean North Sea Services and Paragon.

The site location is shown on the location plan above.

### Description:

Demolition of the buildings on the site has now been completed. The site now comprises a secure site which can be used for secure storage purposes.

### Site Area:

The site totals in the region of 0.9 acres (0.36 ha), but of this, circa 0.5 acres (0.2 ha) is useable/developable.

This area has been calculated by the use of Promap.

### Rateable Value:

The site will require to be re-assessed upon entry.

### Lease Terms:

Our clients are seeking to lease the site on a full repairing and insuring terms. Shorter term leases may also be considered.

### Rent:

On Application.

### Legal Costs:

Each party will pay their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues, if applicable.

### Entry:

Immediate, upon the conclusion of legal formalities.

### Viewing & Further Information:

For further information or to arrange a viewing, please contact:

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