


FOR SALE/MAY LET: INDUSTRIAL

ABBOTSWELL ROAD • ABERDEEN • AB12 3AJ

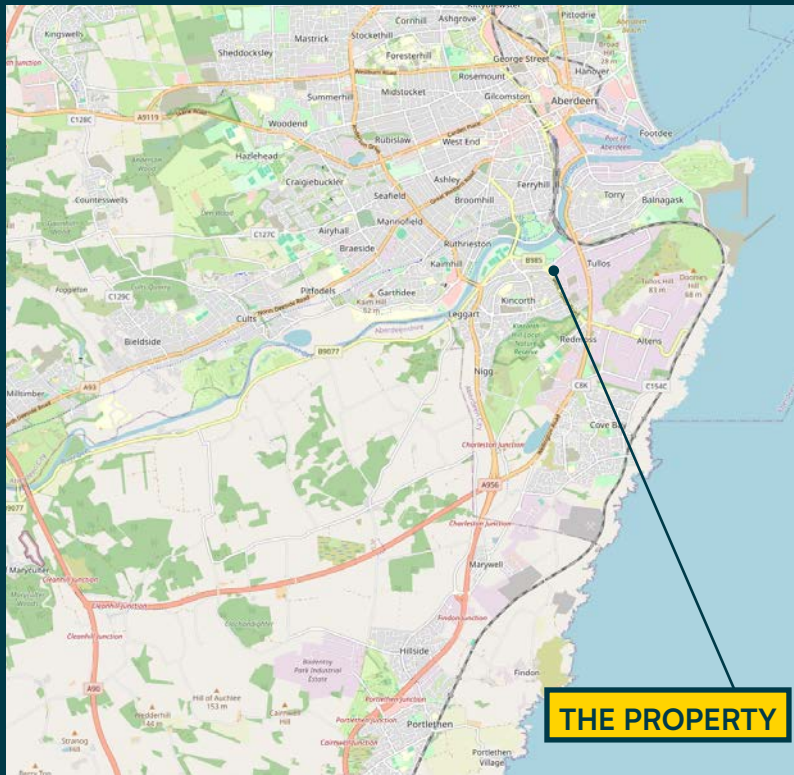
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- An aerial photograph of an industrial estate. A large, multi-unit industrial building complex is outlined in yellow. The complex consists of several interconnected units with grey metal roofs and walls. One unit has a two-story section with large windows and a sign that reads 'BELMAR'. The building is situated on a corner of a road, with a parking lot in front. In the background, there are residential houses and a line of trees. The sky is clear and blue.
- AVAILABLE IN WHOLE OR IN PART, FROM 1,161.29 SQ.M (12,500 SQ FT) TO 4,473.27 SQ.M (48,150 SQ FT)
 - SUITABLE FOR CONTINUED INDUSTRIAL USE OR REDEVELOPMENT (SUBJECT TO PLANNING)
 - STRATEGICALLY POSITIONED NEAR ABERDEEN CITY CENTRE AND THE AWRP
 - PROMINENT ROADSIDE LOCATION WITH EXCELLENT VISIBILITY TO PASSING TRAFFIC

LOCATION

The property is prominently positioned on the corner of Abbotswell Road and Craigshaw Place within the well-established West Tullos Industrial Estate. Totalling 0.77 hectares (1.90 acres) the site benefits from excellent connectivity, lying approximately 2 miles south of Aberdeen City Centre and the AWPR (Charleston junction), providing easy access both north and south of the city.

Nearby occupiers include a mix of traditional industrial users and motor trade businesses, including John Clark Motor Group, Arnold Clark Motor Group, Kaefer Engineering and TAM International North Sea.





DESCRIPTION

The property comprises a substantial industrial complex made up of 3 interconnected buildings, offering a mix of workshop, storage, and office accommodation. The main office fronts onto Abbotswell Road and includes cellular and open-plan office space, boardrooms, meeting rooms, and staff welfare facilities. The specification includes carpet-tiled flooring, LED lighting, suspended ceilings, perimeter trunking.

A 32-space private car park is located to the front of the building.

Workshop Specifications

Workshop building 1	Workshop Building 2	Workshop Building 3
<ul style="list-style-type: none"> Eaves heights of c. 8 meters. 2 x 5 tonne crane + 10 tonne crane + 20 tonne crane. Electric vehicle access roller doors (c. 6m x 5m) High Bay Sodium lighting Gas-blow heater 	<ul style="list-style-type: none"> Eaves heights of c. 6 meters 2 x 3 tonne crane Electric vehicle access roller doors (c. 5m x 4m) High Bay Sodium lighting Gas-blow heater 	<ul style="list-style-type: none"> Eaves heights of c. 8.5 meters 2 x 10 tonne crane 2 x Electric Vehicle access roller doors (c. 7m x 5m) High Bay LED lighting Gas-blow heater Clad in insulated profile metal sheeting

Yard

Consideration could be given to the removal of building 2 and the store attached to building 1, to create further yard space extending to 28,800 sq ft. Further information is available on request.

ALTERNATIVE USES

The premises are currently suitable for continued occupation within Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution), as defined under the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property may also lend itself to alternative uses such as motor trade, leisure, or other commercial purposes, subject to securing the appropriate Local Authority consents.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). We calculate the approximate Gross Internal floor area to be as follows:

ACCOMMODATION	SQ.M	SQ.FT
Workshop 1		
Workshop	1,625.19	(17,483)
Store	242.32	(2,608)
Office and Welfare	404.06	(4,349)
Workshop 2		
Workshop	778.90	(8,384)
Office and Welfare	261.06	(2,810)
Workshop 3		
Workshop	1,161.29	(12,500)
Total	4,473.27	(48,150)

SERVICES

We understand the property is connected to mains electricity, gas and water with draining to the main public sewer.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

GROUND LEASE

The property is held by way of a ground lease. Full lease documentation is available to interested parties upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: **£298,000**

The Uniform Business Rates for the 2025/2026 is 56.8p on the £.

Water and wastewater rates are also payable.

TERMS / PROPOSAL

The property is available on a For Sale / May Let basis in whole or in part. Interested parties should contact the listed agent to discuss their requirements further.

RENT / PRICE

On application.

VAT

All prices quoted in this schedule are exclusive of VAT.



COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING REGULATIONS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to complete due diligence on all prospective purchasers and Tenants. Proof of identity, proof of residence, and proof of funds will be required before the transaction can proceed.

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VIEWING & FURTHER INFORMATION

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