

Lot 10, Stena Drilling, ET2, Greenbank Crescent, East Taines Industrial Estate,
Aberdeen,
AB12 3BG

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Lot 10, Stena Drilling, ET2, Greenbank Crescent, East Tullis Industrial Estate, Aberdeen, AB12 3BG

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Property Information

Heritable Industrial Ground Rent Investment

- Entirely let to Stena Drilling Ltd until May 2136 (no breaks)
- 5 yearly upward only rent reviews to 96.57% of open market rental value
- Outstanding 2021 rent review
- Substantial site of 1.47 Ha (3.63 Acres)
- Industrial buildings of 2,722.10 sq m (29,300 sq ft) on the site
- Well established industrial estate 1.5 miles south of Aberdeen City Centre
- Other occupiers in the estate include Biffa, NorDan, Arnold Clark Toyota, BSS and Proserv

Lot

10

Auction

6th May 2026

Rent

£109,920 per Annum Exclusive

Status

Available

Sector

Industrial, Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles 1.5 miles south of Aberdeen City Centre
Roads A90, AWPR, A96
Rail Aberdeen Railway Station
Air Aberdeen Airport

Situation

Aberdeen is recognised globally as a centre of excellence for the oil, gas and energy sectors. As the third largest city in Scotland, with a population of approximately 225,000. The property is situated in the East Tullis Industrial Estate some 1.5 miles south of Aberdeen City Centre and benefitting from close proximity to Wellington Road (A956) and Aberdeen Harbour. The property is situated on the south side of Greenbank Crescent, other occupiers in the estate include Biffa, NorDan, Arnold Clark Toyota, BSS and Proserv.

Tenure

Heritable. (Scottish equivalent of English Freehold)

Description

The property comprises a site totalling 1.47 Ha (3.63 Acres) upon which sits a substantial industrial facility with ancillary offices of approximately 2,722.10 sq m (29,300 sq ft) together with hard standing yard areas currently used for pipe storage.

VAT

VAT is applicable to this lot.

Note

The adjoining site, ET3 will be offered separately as Lot 13.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Rent Review
1.47	(3.63)	STENA DRILLING LTD (1)	163 years from 15/05/1973 until 27/05/2136	£109,920	28/05/2021 28/05/2026 and 5 yearly thereafter (2)

(1) Stena Drilling is one of the world's foremost, independent drilling contractors, a wholly-owned subsidiary of Stena AB (www.stena-drilling.com). For the year ending 31/12/2024 Stena Drilling Ltd reported a Turnover of £55,975,000, an Operating Profit of £4,781,000 and Total Shareholders' Funds of £101,262,000 (Annual report and financial statements as published at Companies House 13/04/2026).

(2) The rent reviews are geared to 96.57% of the open market rental value, upwards only (please see the lease for exact rent review provisions).
N.B. The floor areas stated above are those published by the Scottish Assessors Association (www.saa.gov.uk).

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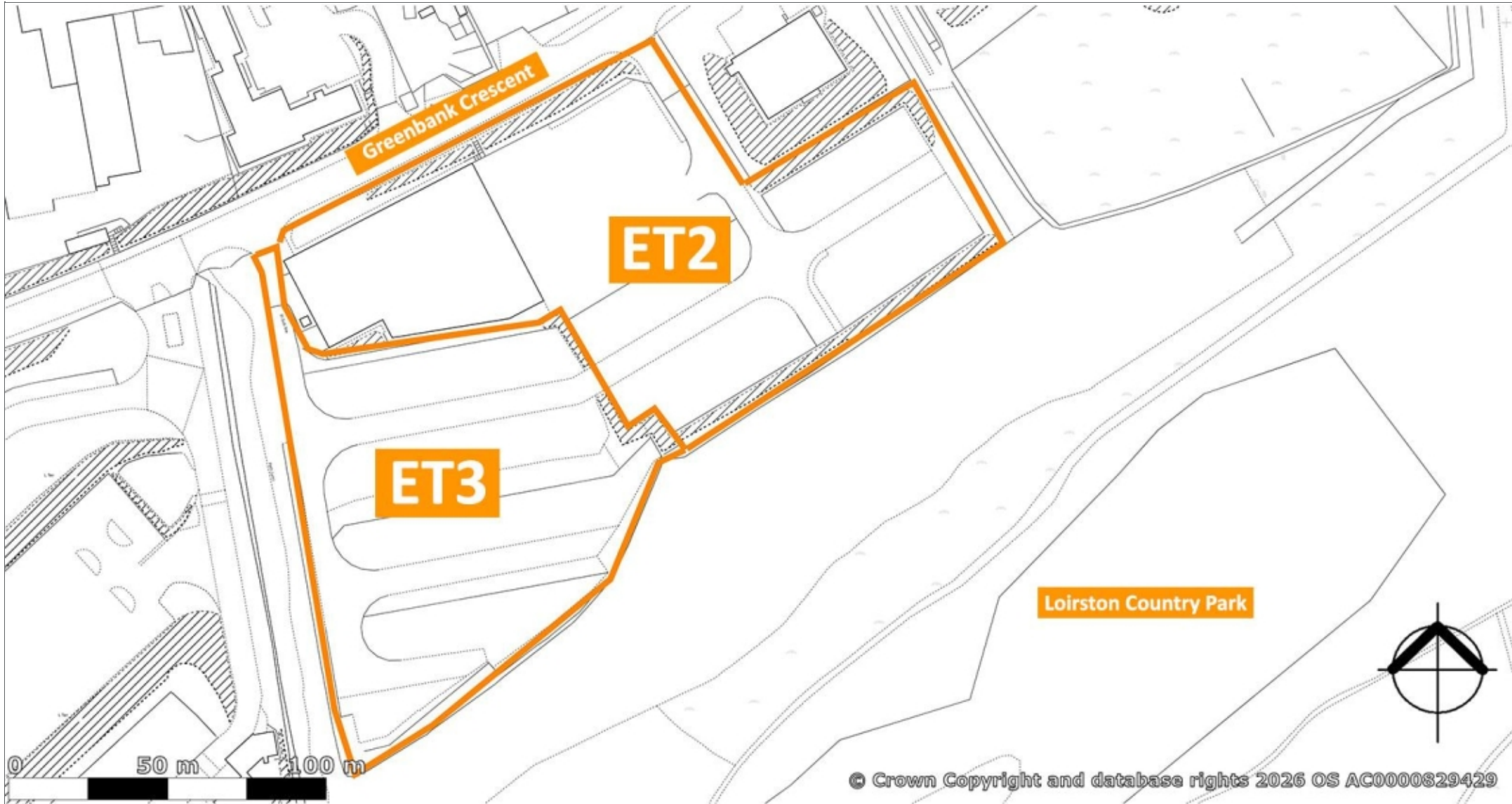
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