

**Lot 13, Stena Drilling Pipe Storage Site, ET3, Greenbank Crescent, East Tullos Industrial Estate, Aberdeen, AB12 3BG**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



# Lot 13, Stena Drilling Pipe Storage Site, ET3, Greenbank Crescent, East Tullos Industrial Estate, Aberdeen, AB12 3BG

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## Property Information

### Heritable Ground Rent Investment

- Entirely let to Stena Drilling Ltd until May 2136 (no breaks)
- 5 yearly upward only rent reviews
- Outstanding 2021 rent review
- Site of 1.09 Ha (2.69 Acres)
- 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

13

#### Auction

6th May 2026

#### Rent

£69,770 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 Tullos Industrial Estate some 1.5 miles south of Aberdeen City Centre an 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 of 1.09 Ha (2.69 Acres) which currently provides hard standing areas for pipe storage

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Rent Review
1.09	2.69	STENA DRILLING LTD (1)	163 years from 15/05/1973 until 27/05/2136	£69,770	15/05/2021 15/05/2026 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](http://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 area geared to open market rental value, upwards only (please see the lease for exact rent review provisions).

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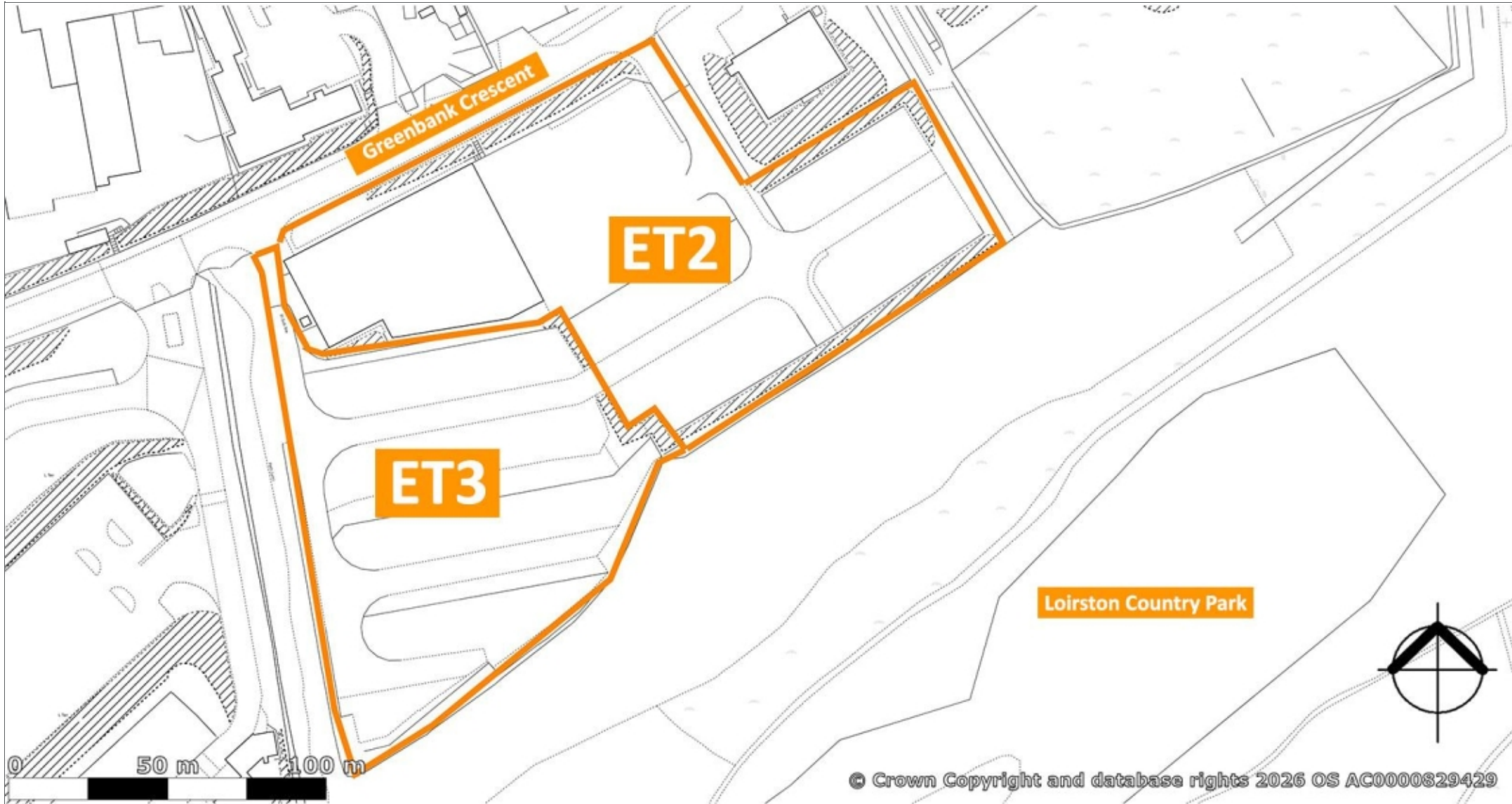
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## Contacts

### Acuitus

**Charlie Powter**  
+44 (0)20 7034 4853  
+44 (0)7768 120 904  
[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Brodies LLP**  
Brodies House 31-33 Union Grove  
Aberdeen  
AB10 6SD

**Elizabeth Ward**  
0131 6563744  
[elizabeth.ward@brodies.com](mailto:elizabeth.ward@brodies.com)

**Graeme Imrie**  
01224 392 524  
[graeme.imrie@brodies.com](mailto:graeme.imrie@brodies.com)

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2024