

Gurnee House, Greenbank Place East Tullis, Aberdeen AB12 3BT

lot 73

Heritable Office and Storage Facility

- Located on a well established commercial estate
- Close to the entrance to the estate with easy access to Wellington Road and the A90

- Nearby occupiers include Stagecoach and Arnold Clark

Vacant Possession



Location

Miles: 67 miles north of Dundee

Roads: A90, A96

Rail: Aberdeen (2 hours 25 minutes to Edinburgh Waverley)

Air: Aberdeen Airport (6 miles west)

Situation

Aberdeen is recognised globally as a centre of excellence for the oil and gas sector. As the third largest city in Scotland, with a population of approximately 225,000, Aberdeen has a regional catchment of over 500,000 people. The University of Aberdeen and Robert Gordon's University in the city have a collective population of around 27,000 full-time students.

East Tullis is a well established business location, with major oil companies including Shell located there. Stagecoach have a major depot and garage complex at East Tullis, together with local occupiers and car showrooms.

The property is situated on the northern side of Greenbank Place, close to its junction with Hillview Road and to Wellington Road, the main road leading south from Aberdeen city centre.

Description

The property comprises office and storage facility with the office planned over ground and first floors. The offices can be split into four self-contained suites.

Tenure

Long Leasehold. Held on a ground lease from Aberdeen City Council for 99 years from 1972. The passing rental is £9,000 per annum, payable twice yearly with the next rent review on 28th May 2015 and five yearly thereafter. 12 months prior to lease end, the head landlord is to either offer to extend for the minimum period required to make the extension registerable in the Reg of Sasines, or to buy the premises at a valuation to be negotiated or set by Arbitration.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)		Possession
Gurnee House	Office	692.68 sq m	(7,456 sq ft)	VACANT POSSESSION
	Warehouse	327.38 sq m	(3,524 sq ft)	
	Mezzanine	91.51 sq m	(985 sq ft)	
Totals		1,111.57 sq m	(11,965 sq ft)	

(i) Warehouse area measured as gross internal area.

For further details please contact:

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Associate Auctioneers:

Young & Company

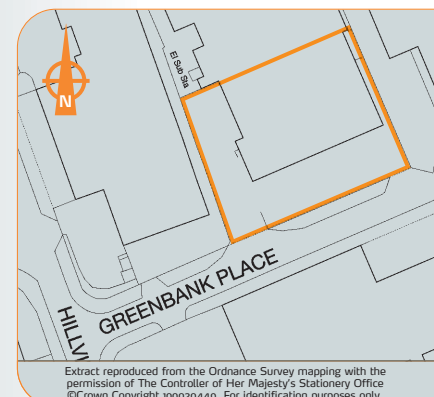
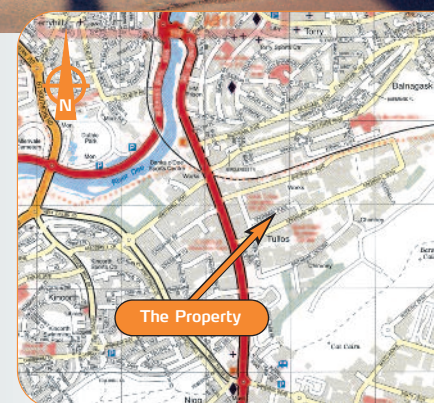
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