

Lot 46, River House, South Esplanade East, Aberdeen,

AB11 9PB

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Heritable Industrial/Workshop/Trade Counter Opportunity

www.acuitus.co.uk

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Property Information

Heritable Industrial/Workshop/Trade Counter Opportunity

- Located in the Well Established Commercial Location Adjacent to Aberdeen Harbour
- Prominent Unit on the Eastern Side of South Esplanade East
- Redevelopment Opportunity (Subject to Planning and Necessary Consents)

Lot

46

Auction

12/Jul/2022

Vacant Possession

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

1 mile east of Aberdeen City Centre, 67 miles north-east of Dundee

Roads

A956, A93

Rail

Aberdeen Rail Station

Air

Aberdeen International Airport

Situation

South Esplanade East runs parallel to Aberdeen Harbour and is home to a mix of commercial uses including servicing to various industries associated with the harbour such as fish processing and oil and gas. South Esplanade East links with the existing road system leading to the new Aberdeen Harbour extension, a £350m expansion of Aberdeen Harbour will be completed by October 2022. The work to make a new deeper and larger harbour is the largest marine infrastructure project in the UK (<https://www.portofaberdeen.co.uk/south-harbour>)

Tenure

Heritable.

EPC

See legal pack

Description

The property comprises workshop and trade counter accommodation on ground floor with offices and storage at first floor level. Together with an office entrance leading to the trade counter area, there are two roller shutter doors accessing the ground floor workshop areas.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (0771 8899341)

Completion Period

6 week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Workshop Office Internal Workshop Vehicle Bays	600.80 sq m 64.70sq m 52.80 sq m 375.90 sq m	(6,467 sq ft) (696 sq ft) (568 sq ft) (4,046 sq ft)	VACANT POSSESSION
First	Stores	276.20 sq m	(2,973 sq ft)	
	Factory	214.90 sq m	(2,313 sq ft)	
	Office	805.80 sq m	(8,677 sq ft)	
		249.50 sq m	(2,686 sq ft)	
TOTAL		2,640.60 sq m	(28,423 sq ft)	

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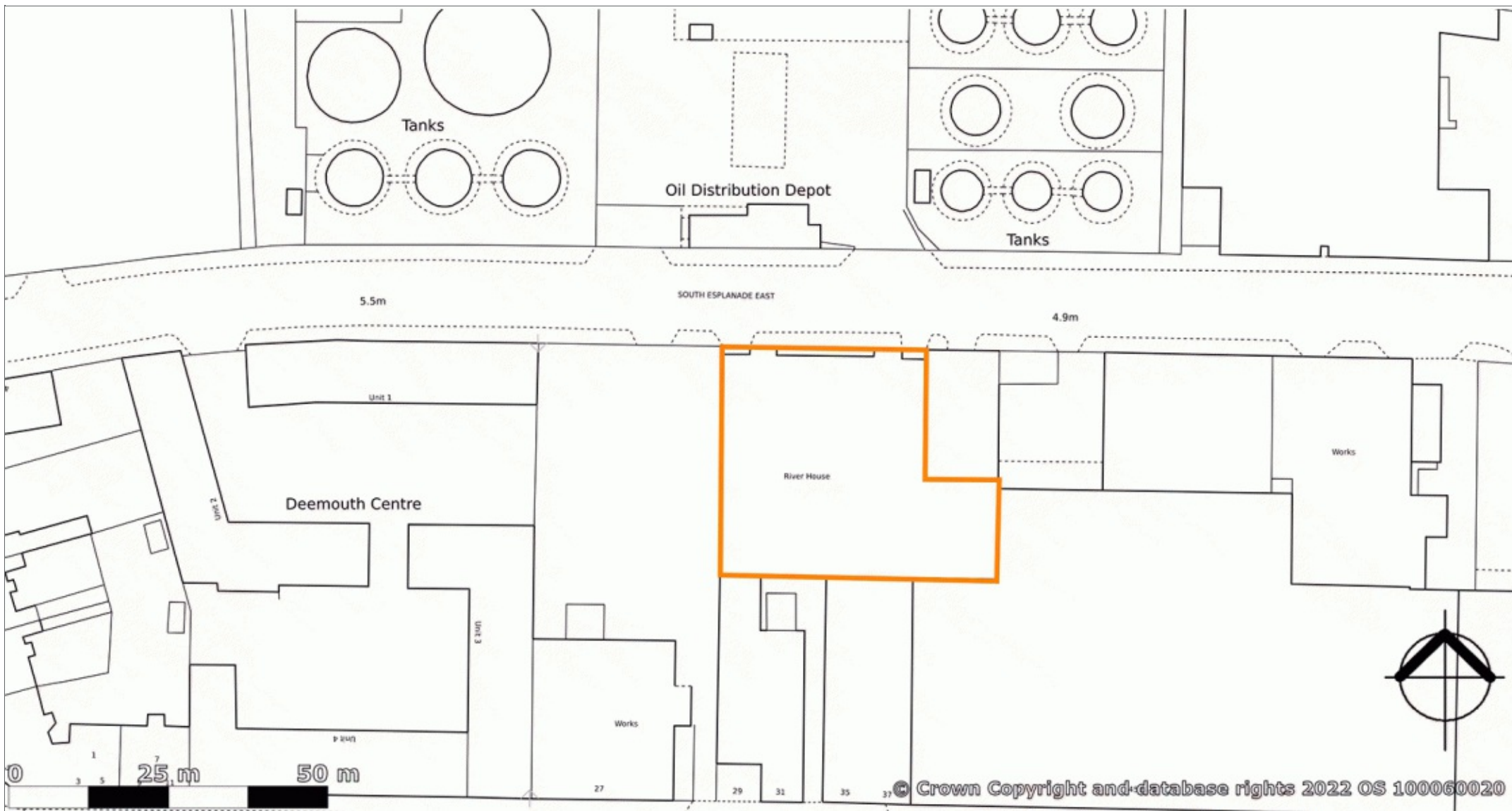
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Contacts

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September 2020