

New Jasmine House

GREENBANK PLACE, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3BT



*UNIQUE INVESTMENT OPPORTUNITY, CONSISTING
OF A TWO STOREY OFFICE BUILDING WITH
ATTACHED AND INTER-CONNECTING WAREHOUSE*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market New Jasmine House, a facility consisting of a two storey office building with attached and interconnecting warehouse totaling approx 2028 sq mt in size. Offered on a Leasehold.

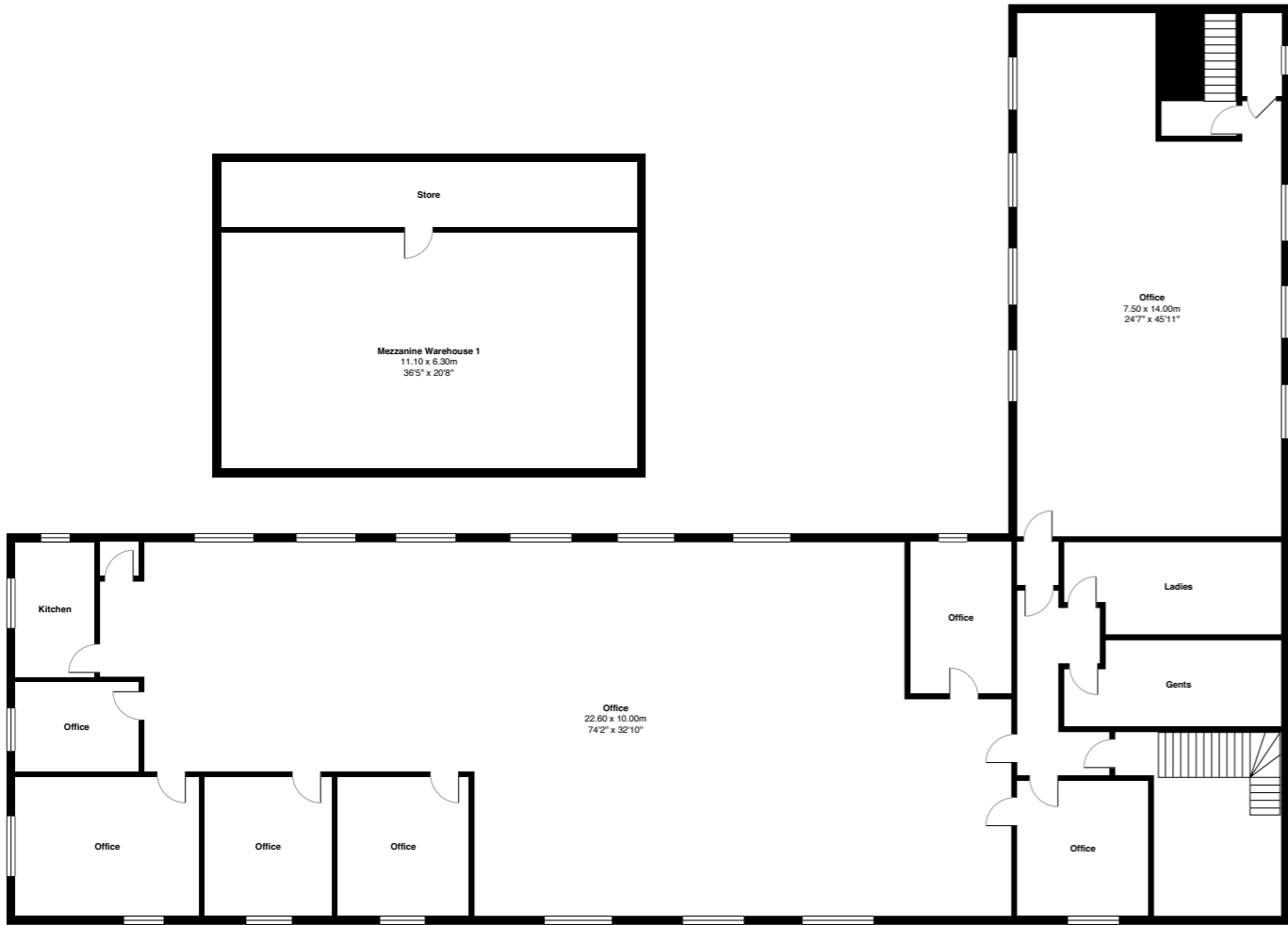




Currently split into six offices, workshop with mezzanine floor and additional workshop and mezzanine the property would be perfect for a commercial landlord looking to let out the offices on a suit by suit basis or indeed let the building out as a whole. The property benefits from gas central heating, double glazing, acoustic ceiling grid featuring integrated LED lighting, roller shutter doors and 21 car parking spaces.



The property is suitable for larger companies looking to utilize some of the offices and benefit from a rental income by letting out the remainder of the building or indeed, a buy-to-let landlord looking for an investment in a popular and bustling industrial estate within a stone's throw of Aberdeen City Centre.



FLOOR AREAS

Workshop 326.1 sq.m 3,510 sq.ft
Mezzanine 69.9 sq.m 752 sq.ft
Workshop & Mezz 396.0 sq.m 4,262 sq.ft
GF & FF Office 923.9 sq.m 9,945 sq.ft
Total 1,319.9 sq.m 14,207 sq.ft

The split below represents the individual office suites on a net internal area:

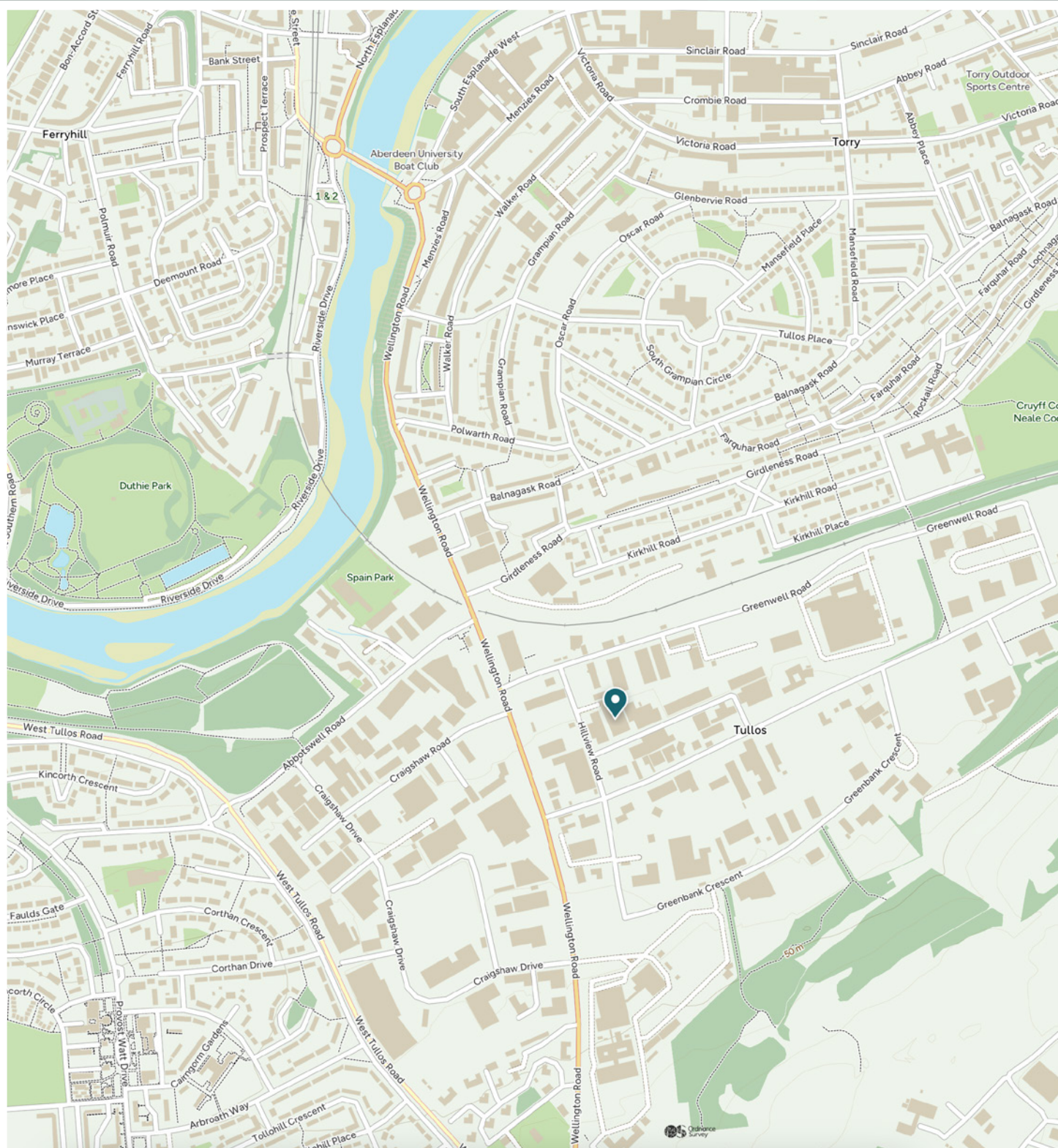
GF Office Suite A 275.6 sq.m 2,967 sq.ft
GF Office Suite B 71.5 sq.m 770 sq.ft
FF Office Suite C 276.7 sq.m 2,978 sq.ft
FF Office Suite D 85.0 sq.m 915 sq.ft
Off ice Total 708.8 sq.m 7,630 sq.ft

Tenure – Long term leasehold
Services- Mains gas, electricity, water and drainage





Located in a prominent position on Greenbank Place within the established East Tullis Industrial Estate. East Tullis is approximately 2 miles south of Aberdeen City Centre. The industrial estate is regarded as one of the City's busiest industrial locations featuring a number of different uses. The location is on the southern periphery of Aberdeen City Centre enabling quick access on to Wellington Road which in turn leads to the A90 dual carriageway, the main arterial route from Aberdeen to the south. Surrounding occupiers include Arnold Clark, Stagecoach, Lidl etc.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
CONNIE NUGENT
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.