



Coates & Co
Property Consultants and Chartered Surveyors

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WELLINGTON TRADE PARK, ABERDEEN AB11 8DG
UNIT 5 AVAILABLE: 5,818 SQ FT (541 SQ M)

savills

UNIT 5, WELLINGTON TRADE PARK PARK, GIRDLENESS ROAD
ABERDEEN AB11 8DG

DESCRIPTION

Unit 5 Wellington Trade Park provides high quality trade counter / warehouse space in close proximity to Aberdeen City Centre, with excellent transport links via Wellington Road (A956).

The property provides mainly warehouse accommodation with 6m clear eaves height and a generous communal forecourt / car park to the front of the unit. Surrounding occupiers include Screwfix, Topps Tiles and Wholesale Domestic Bathrooms.

Unit	AREA (SQ FT)	AREA (SQ M)
Unit 5	5,818	541



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SITUATION

Wellington Trade Park is situated on Wellington Road which is 1.5 miles south of Aberdeen City Centre and is accessed off Girdleness Road, 60 metres from the junction onto Wellington Road.

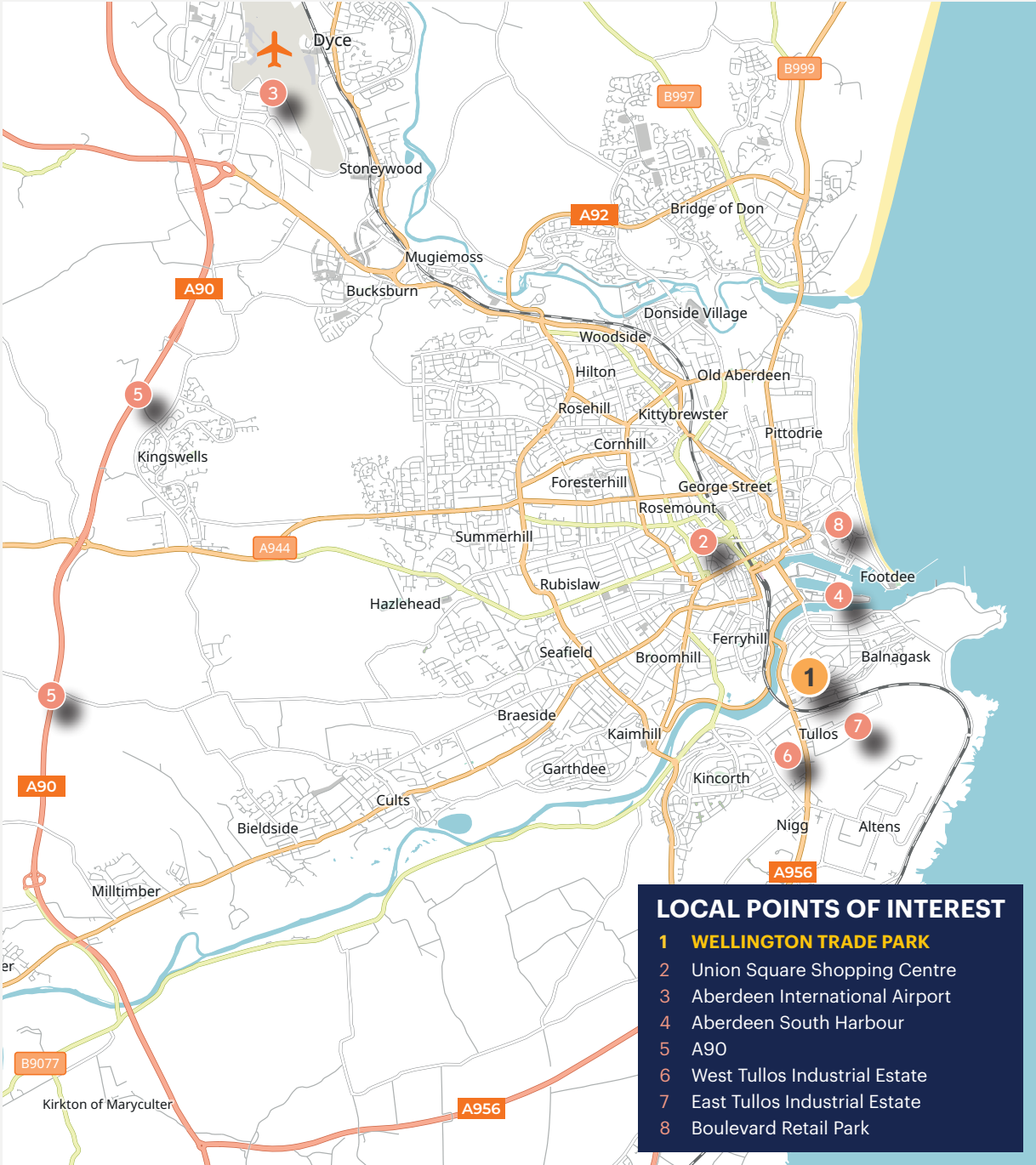
Wellington Road is one of Aberdeen’s main thoroughfares into the city centre whilst also being Aberdeen’s main car showroom destination with the majority of car dealers represented. Recent new developments over the last three to five years are a new Arnold Clark (Volvo) showroom directly opposite the subjects together with a new Lidl Supermarket to the immediate south.

Located in the East Tullis area of Aberdeen, the Ness Energy Project which completed in the early part of 2023, is one of the most state of the art energy facilities in the UK. The facility is forecast to have capacity of 150,000 tonnes of non-recyclable waste per annum and will export electricity to the national grid.

The assets benefit from an excellent tenant line up to include Screwfix, Topps Tiles, Saint Gobain and Wholesale Domestic.

DESTINATION DRIVE TIMES

Location	Time	Distance
Aberdeen City Centre	6 mins	1.5 miles
Dundee	1 hr 9 mins	61 miles
Perth	1 hr 30 mins	81 miles
Edinburgh	2 hrs 27 mins	123 miles
Glasgow	2 hrs 33 mins	140 miles
Inverness	2 hrs 35 mins	112 miles



LOCAL POINTS OF INTEREST

- 1 WELLINGTON TRADE PARK
- 2 Union Square Shopping Centre
- 3 Aberdeen International Airport
- 4 Aberdeen South Harbour
- 5 A90
- 6 West Tullis Industrial Estate
- 7 East Tullis Industrial Estate
- 8 Boulevard Retail Park

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EPC

EPC available upon request.

TERMS

Rent on application.

VAT

VAT will be payable where applicable.

LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

Please contact the joint letting agents:



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