

**FOR SALE**

**HIGH YIELDING INDUSTRIAL & STORAGE LAND  
INVESTMENT OPPORTUNITY**

**MARYWELL COMMERCIAL PARK  
ABERDEEN, AB12 4SB**



**OFFERS OVER £10,500,000 (9.60% Net Initial Yield)**

# Proposal

We are instructed to seek **offers in excess of £10,500,000 (TEN MILLION, FIVE HUNDRED THOUSAND POUNDS STERLING)** exclusive of VAT.

A purchase at this level would reflect an attractive **Net Initial Yield of 9.60%** assuming purchaser's costs of 6.69%.

## Executive Summary

01

High yielding industrial and storage yard investment opportunity;

02

Prominent commercial location on the outskirts of Aberdeen;

03

Direct access from the A92, linking the central and eastern belt of Scotland with Aberdeen;

04

Marywell Commercial Park is 1.5 miles south of the AWPR Charleston Junction;

05

Established neighbouring industrial estates of Gateway Business Park and Badentoy nearby;

06

Total site area extends to 13.48 acres;

07

Extremely low site coverage of 12.3% (warehouse and portcabin);

08

Total passing rent of £1,075,631 per annum;

09

Exceptional longer term redevelopment opportunity;



# Aberdeen

Aberdeen is Scotland's third largest city and the administrative centre for the north-east of Scotland. The city is also considered the oil capital of Europe, being the major centre for North Sea oil related activities. The population of Aberdeen city is approximately 223,000 people with a wider catchment population of approximately 445,000 people.

Aberdeen is one of the most prosperous cities in the UK and is consistently rated highly for its quality of life, given its status as a global centre of excellence in both the oil and renewable industry sectors. Aberdeen has 4% of Scotland's total population and this is projected to increase to in excess of 271,000 people by 2035, an increase of 20%. It is also home to 28 of Scotland's top 100 companies and has average earnings that are 21% above the Scottish national average.

There are two universities in Aberdeen, these are the University of Aberdeen and Robert Gordon University with these two institutions being the two largest employers outside of the oil industry.

Aberdeen is located approximately 105 miles to the north of Edinburgh, 100 miles to the east of Inverness and 145 miles north-east of Glasgow. Aberdeen has excellent communication links. By road, the A90/A92 links Aberdeen to the national motorway network, providing access to Glasgow and Edinburgh, whilst the A96 provides access to Inverness and the north-west of Scotland. The Aberdeen Western Peripheral Route (AWPR), which provides a new city by-pass, was fully opened in February 2019 which only further enhanced accessibility in and around the city.

## Aberdeen Travel Connections



### ROAD

Aberdeen is well served by the A90 roads with various routes from Peterhead, Edinburgh, Inverness, Dundee, Fife and Perth leading directly to the city centre. The AWPR (Aberdeen Western Peripheral Route) provides a bypass system around the city from Blackdog in the north to Stonehaven in the south. The A92 south is the principal travel route for the central belt of Scotland.



### BUS

The Aberdeen Bus Station is located alongside the Union Square Shopping Centre with the First Group being the principal operators of c.22 services throughout the urban and country areas of Aberdeen.

The majority of services operate every 15-30 minutes, 7 days a week.



### RAIL

Aberdeen Railway Station is located within the city centre and is connected directly within Union Square Shopping Centre.

The station operates services to Glasgow, Edinburgh, Inverness as well as the big 6 cities, whilst also operating the Caledonian Sleeper train to London Euston, six days a week.



### AIR

Aberdeen Airport is approximately 6 miles from the city centre, located in the neighbouring town of Dyce, which serves primarily UK and European destinations.

It is also the busiest helicopter terminal in the world, serving the North Sea oil executives and associates.



# Aberdeen Investment Highlights

Aberdeen is viewed as the UK's green energy hub. Aberdeen's off shore technical expertise in the energy sector is creating opportunity for traditional oil and gas companies to diversify into sustainable energy forms. In addition to significant increases of renewable energy from wind farms, Aberdeen is set to be at the forefront of Hydrogen and Carbon Capture, utilising North Sea oil field capacity as a catalyst for change in the UK's energy sector.



**£402m**

## Aberdeen South Harbour

Aberdeen Harbour is expanding as part of the city's role in the UK's sustainable energy infrastructure.

State of the art marine support facilities makes Aberdeen the largest port in Scotland in terms of berthage. Opens October 2022.



**24%**

## Population Growth

Aberdeen has a current population in the region of 230,000 people with a catchment population of over 500,000.

The population is expected to grow by 24% to over 285,000 over the next 25 years.



**£500m**

## Kincardine Windfarm

Located 15km off the coast of Aberdeen, the 50MW output is the world's largest floating windfarm.

Aberdeen also benefits from a highly skilled workforce supporting the UK's oil and gas sector.



**150,000**

## Aberdeen University

Aberdeen University is ranked in the top 20 UK universities and currently has over 15,000 students.

(Source: Sunday Times Good University Guide)



**£936m**

## Aberdeen City Region Deal

The agreement between the UK Government and the Scottish Government with Aberdeen City Council, Aberdeenshire Council and Opportunity North East (ONE) providing additional funding over the next decade



**15Billion**

## Barrels of gas and oil

Newly elected British Prime Minister Liz Truss is due to award more than 100 new North Sea oil and gas licences for exploration of the estimated 15 billion barrels of gas and oil under the sea. This will result in 26,000 jobs being guaranteed for the sector in and around Aberdeen.



## Situation

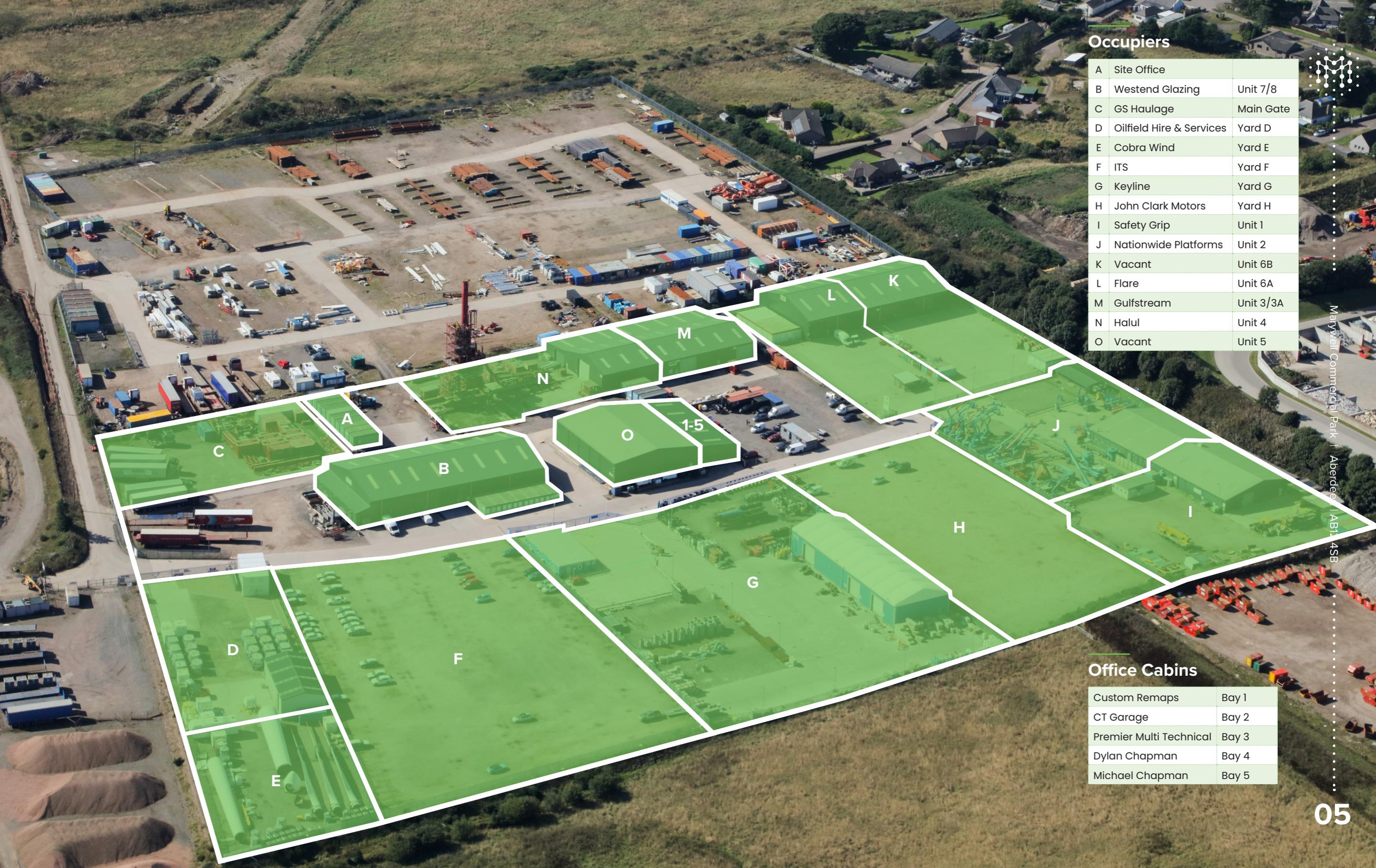
Marywell Commercial Park is strategically located 5 miles south of Aberdeen City Centre between Cove and Portlethen. The site allows for easy access to the A90 Aberdeen to Dundee Trunk Road. The site is located just 1.5 miles from Charleston Junction of the Aberdeen Western Peripheral Route.

Occupiers of Marywell Commercial Park include: John Clark Motors, West End Glazing, Keyline, Halul Offshore, Gulstream International, GS Haulage, International Tubular Services and Nationwide Platforms.

## Destination Drive Times

Place	Time	Distance
Aberdeen City Centre	13 mins	6.4 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





## Occupiers

A	Site Office	
B	Westend Glazing	Unit 7/8
C	GS Haulage	Main Gate
D	Oilfield Hire & Services	Yard D
E	Cobra Wind	Yard E
F	ITS	Yard F
G	Keyline	Yard G
H	John Clark Motors	Yard H
I	Safety Grip	Unit 1
J	Nationwide Platforms	Unit 2
K	Vacant	Unit 6B
L	Flare	Unit 6A
M	Gulfstream	Unit 3/3A
N	Halul	Unit 4
O	Vacant	Unit 5

## Office Cabins

Custom Remaps	Bay 1
CT Garage	Bay 2
Premier Multi Technical	Bay 3
Dylan Chapman	Bay 4
Michael Chapman	Bay 5

## Description

Marywell Commercial Park is accessed via a privately owned road off Old Stonehaven/Redmoss Road (A92) and comprises a large, predominantly regularly shaped site with warehouses, office portacabins, surface yards and open-air storage space.

## Warehouses

Units 1-2 are the original industrial units on the land, estimated to be constructed in the mid-2000s and are detached with a steel portal frame construction and clad externally. The pitched roofs are similarly clad and incorporate translucent roof panels to provide an element of natural light. Floors are solid concrete. In addition, Unit 1 has been sprayed with insulation to cover the walls and ceiling. The minimum eaves height in these units is approximately 2.98m whilst the maximum is in the region of 5.27m.

The remaining units have been constructed over time since then and similarly comprises steel portal frames situated under a pitched and clad roof. These units have typically had a brick/block infill to dado height. The minimum and maximum eaves height in these units is approximately 5.18m and 8.31m respectively. Vehicular access to all warehouse units is granted via roller shutter doors.

## Offices

There are various self-contained portacabin offices on site, generally of galvanised steel and situated under a flat roof. These are dully serviced and are regular in shape. They are consistent in design with a carpeted flooring, non-structural internal partitioning and fluorescent strip lighting. WC and staff facilities are also provided in each of the office areas.

In addition, there is a single-storey chalet style office of timber frame construction situated to the west side of unit 2.

## Yard/Hard Standing

The remainder of Marywell Commercial Park is comprised of concrete yards and unsurfaced areas of hardstanding. Some areas have temporary buildings erected with the majority of the yard space bound by palisade metal fencing.

## Title



## Power Supply

The vendor is currently undergoing significant utility infrastructure work to include new 11kV cables being brought on to the estate which will feed a brand new 500Kva substation for Marywell Commercial Park and a 315Kva substation for Bruce Cairnrobin.

The cost of these works are approximately £500,000 and were covered by the landlord and not through the service charge with the potential savings expected to be approximately £25,000 per month.

## Occupiers

A	Site Office	
B	Westend Glazing	Unit 7/8
C	GS Haulage	Main Gate
D	Oilfield Hire & Services	Yard D
E	Cobra Wind	Yard E
F	ITS	Yard F
G	Keyline	Yard G
H	John Clark Motors	Yard H
I	Safety Grip	Unit 1
J	Nationwide Platforms	Unit 2
K	Vacant	Unit 6B
L	Flare	Unit 6A
M	Gulfstream	Unit 3/3A
N	Halul	Unit 4
O	Vacant	Unit 5

## Office Cabins

Custom Remaps	Bay 1
CT Garage	Bay 2
Premier Multi Technical	Bay 3
Dylan Chapman	Bay 4
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# Tenancy Information

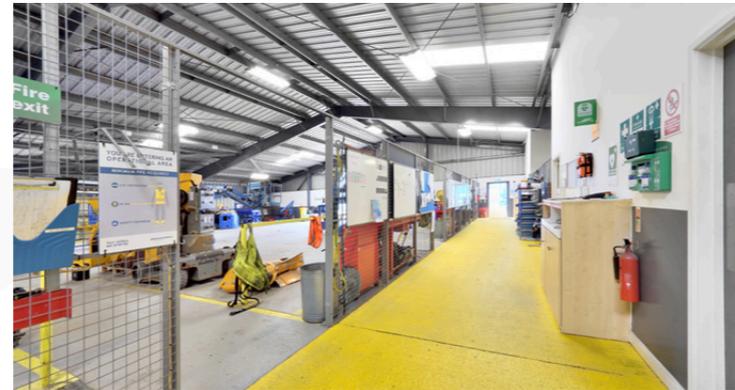
Unit No	Tenant	Lease Start	Lease Expiry	Break Option	Repair Provision	Size (sqft)	Passing Rent (per annum)	Comments
1	Safety Grip Solutions Ltd	01/05/2014	28/02/2030		FRI (SoC)	Warehouse: 6,728 Portacabin: 581 Yard: 3,122 (0.07 acre) <b>Total: 10,431</b>	£60,000	Repair provision excludes latent and inherent defects. S/C cap at £2,500 per annum but the Landlord reserves the right to supplement this with 'ad-hoc services
2	Nationwide Platforms Limited	01/07/2015	30/06/2025		FRI (SoC)	Warehouse: 6,728 Portacabin: 904 <b>Total: 7,632</b>	£100,000	The tenant did not exercise their 2020 break option.
3 & 3A	Gulfstream Services International UK Ltd	01/03/2019	28/02/2029	01/03/2024	FRI	Warehouse: 6,043 Yard: 5,038 (0.12 acre) <b>Total: 11,081</b>	£92,059	S/C cap at £1,233 per annum but the Landlord reserves the right to supplement this with 'ad-hoc services
4	Halul Offshore Services Company W.L.L. (& Treatmill International Limited)	01/10/2014	30/06/2023			Warehouse: 3,488 Yard: 23,171 (0.53 acre) <b>Total: 49,631</b>	£97,935.50	
5	Vacant - Vendor Guarantee					Warehouse: 8,773 Yard: 1,733 (0.04 acre) <b>Total: 10,506</b>	£65,000	
6a	Flare Fire Safety Engineering Limited	01/01/2021	31/12/2031		FRI	Warehouse: 6,200 Portacabin: 1,679 Yard: 13,320 (0.31 acre) Total: 21,199	£70,000	
6b	Vacant - Vendor Guarantee					Warehouse: 6,200 Portacabin: 915 Yard: 17,760 (0.41 acre) <b>Total: 24,875</b>	£70,000	
7	Westend Glass & Glazing Ltd	08/08/2016	08/08/2026			Warehouse: 14,338 Portacabin: 1,582 <b>Total: 15,920</b>	£120,000	The tenant did not exercise their 2021 break option.
8	Westend Windows Limited	01/10/2018	30/09/2028	01/10/2023	FRI	Warehouse: 2,637	£23,967	Service Charge of £220.00 p.a. but the Landlord reserves the right to supplement this with ad-hoc services
Office cabin 1	Custom Remaps Aberdeen Limited - Bay 1	01/04/2022	31/03/2032	01/04/2027	FRI	Warehouse: 775	£8,000	
Office cabin 2	CT Garage Aberdeen Ltd - Bay 2	01/02/2022	31/01/2032	01/02/2027	FRI	Warehouse: 775	£8,000	
Office cabin 3	Premier Multi Technical Services Limited - Bay 3	28/02/2021	27/02/2023		IRI	Warehouse: 775	£8,000	S/C cap at £64 per annum
Office cabin 4	Dylan Chapman DIY Valeting Services Limited - Bay 4	01/05/2021	30/04/2026		IRI	Warehouse: 775	£7,600	Licence agreement. S/C cap at £64 per annum
Office cabin 5	Michael Chapman - Bay 5	01/03/2021	28/02/2026		IRI	Warehouse: 710	£7,328	Licence agreement. S/C cap at £64 per annum



## Tenancy Information (cont.)

Unit No	Tenant	Lease Start	Lease Expiry	Break Option	Repair Provision	Size (sqft)	Passing Rent (per annum)	Comments
Yard C1	Vacant - Vendor Guarantee					4,306 (0.1 acre)	£4,000	
Yard C2	IDI Services (Contract Lifting & Abnormal Loads)	01/07/2016	Rolling			3,746 (0.086 acre)	£3,745	The lease is on a one year rolling basis
Yard D	Oilfield Hire & Services Ltd	03/06/2021	02/06/2026		FRI (SoC)	Yard: 28,148 (0.65 acre)	£37,000	Upon expiry of the lease, Oilfield Hire & Services have agreed to amalgamate Yard D and will enter into a new 10 year lease at £50,000 per annum for 1.03 acres of hardstanding yard
Yard E	Cobra Wind International Ltd	15/12/2021	14/12/2022			Yard: 16,684 (0.38 acre)	£32,000	Cobra Wind on expiry of their lease have agreed a 1 year extension on the same terms and will be relocated to Yard C1.
Yard F	International Tubular Services	15/08/2019	14/08/2023		N/A	2 acre	£80,000	International Tubular Services (ITS) will relocate from the neighbouring estate at expiry of the John Clark Motors lease on 31/12/2022. John Clark are currently paying £60,000 pa with the landlord to top up the rent from the date of settlement.
Yard G	Keyline Builders Merchants Ltd	13/08/2018	12/08/2028		FRI	2 acre	£135,000	If Lease continues after Contractual Expiry Date on 12/08/28 either party may terminate the lease on providing the other party with 2 months' prior written notice
Yard H	Under Offer John Clark Motor Group					1 acre	£30,000	John Clark Motor Group will relocate from Yard C on expiry of their current lease. They will take a 6 month rolling licence over the yard at a rent of £30,000 for the duration. The licence is due to begin on 1 January 2023. Vendor to top up rent until lease start date.
Temp unit 4	GoreVega Ltd	01/05/2019	Rolling			Yard: 204 (0.005 acre)	£1,296	
Main Gate	Under Offer - GS Haulage					1,550 (0.04 acre)	£14,700	Under offer on a 10 year lease, tenant break at year 5 on hardstanding yard only
<b>Total</b>						<b>Warehouse: 67,270 Portcabin: 5,661 Yard: 290,198 (6.78 acres)</b>	<b>£1,075,631</b>	





## Service Charge

The management and upkeep of the estate is entirely controlled and operated by the vendor. As such, there is no formal management budget or report but we understand that the estate has been managed over the past 3 years at an average annual sum of £84,522 reflecting £1.15psf on the buildings and £0.23psf overall.

Further information can be obtained on the dataroom.

## Tenure

Heritable Interest (English Freehold).

## EPC

Available on request and held on the dataroom.

## Dataroom

Access to the dataroom is available through the sole selling agents on receipt of a formal written note of interest.

## VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be treated as a TOGC.



## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.

## AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

## Proposal

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A purchase at this level would reflect an attractive **Net Initial Yield of 9.60%** assuming **purchaser's costs of 6.69%**.

## Further Information

For further information or to make arrangements to view the properties please do not hesitate to contact the sole selling agent.



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October 2022

