



halfords

GREGGS

Domino's

Wholesale Domestic Bathrooms

Topps Tiles

SAINT-GOBAIN

SCREWFIX

TO LET

Coates & Co  
Property Consultants and Chartered Surveyors  
www.coatesandco.net

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         |



**UNIT 5 AVAILABLE: 5,818 SQ FT (541 SQ M)**

## 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.

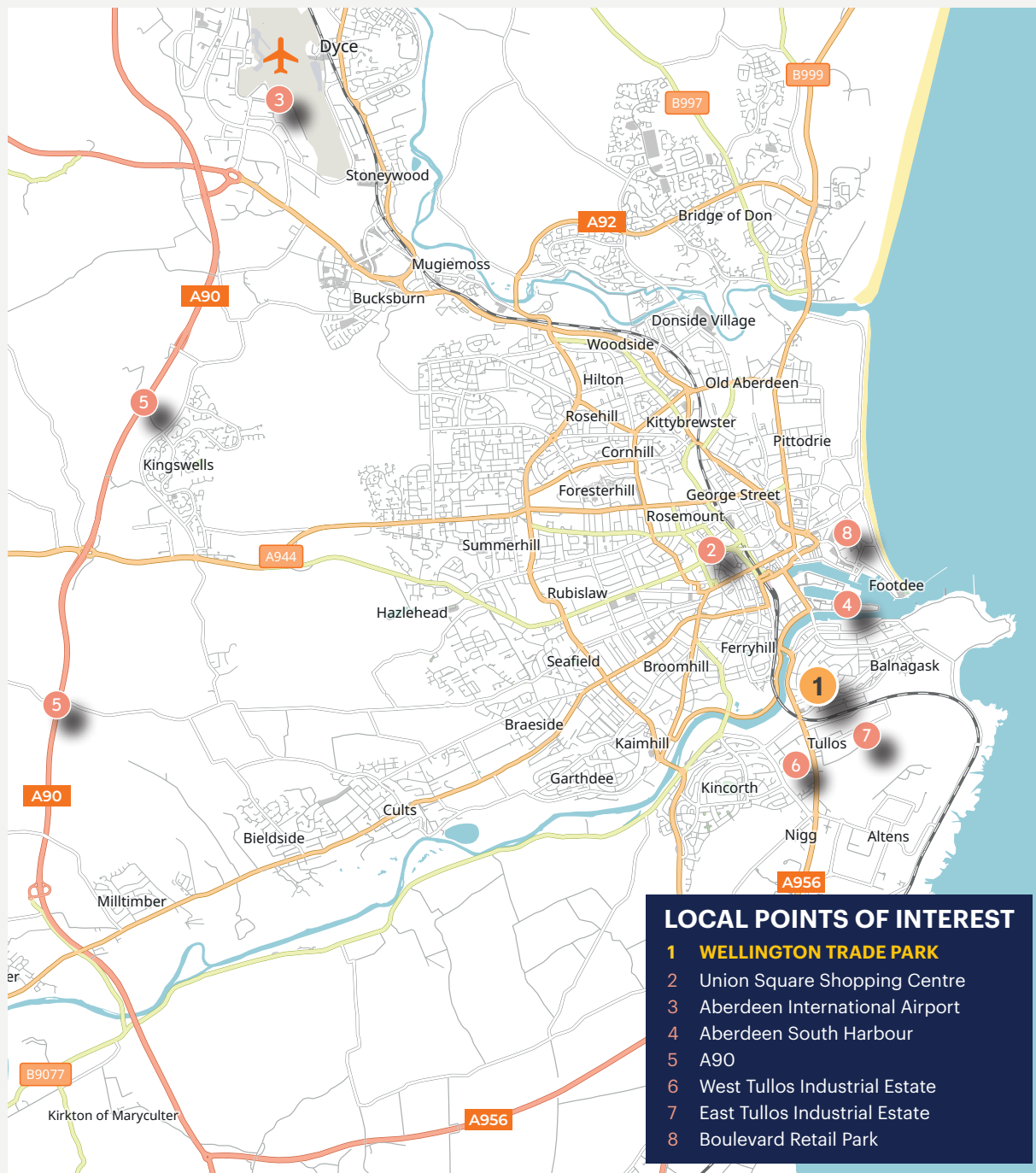
Wellington Road is one of Aberdeen's main thoroughfares into the city centre whilst also being Aberdeen's main car showroom destination with the majority of car dealers represented. Recent new developments over the last three to five years are a new Arnold Clark (Volvo) showroom directly opposite the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



**UNIT 5 AVAILABLE: 5,818 SQ FT (541 SQ M)**

# WELLINGTON TRADE PARK, **ABERDEEN** AB11 8DG

## 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:

**Coates & Co**  
Property Consultants and Chartered Surveyors

[www.coatesandco.net](http://www.coatesandco.net)

### Alasdair Coates

M: 07887 781 298

E: [alsadair@coatesandco.net](mailto:alsadair@coatesandco.net)

### Mark Dawson

M: 07826 916 559

E: [mark@coatesandco.net](mailto:mark@coatesandco.net)

**savills**

### Claire Herriot

M: 07967 762 286

E: [claire.herriot@savills.com](mailto:claire.herriot@savills.com)

### Ben Clark

M: 07890 909 447

E: [ben.clark@savills.com](mailto:ben.clark@savills.com)

#### IMPORTANT NOTICE:

Neither Coates & Co nor Savills for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Coates & Co or Savills have any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate. **March 2026**