

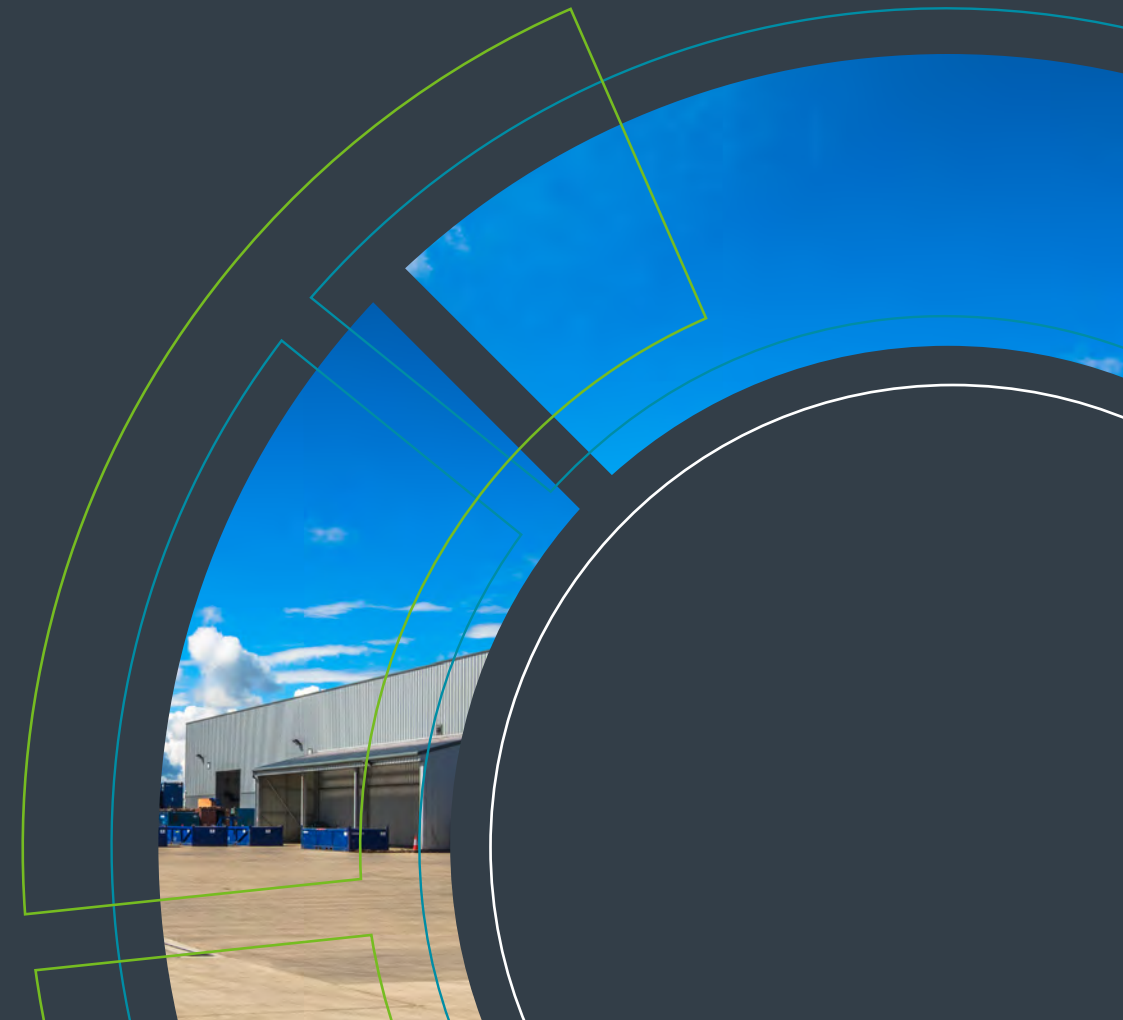


CAIRNROBIN INDUSTRIAL PARK

FOR SALE / TO LET

BUILD TO SUIT OPPORTUNITIES
15,000 – 500,000 SQ FT

MARYWELL, ABERDEEN, AB12 4LP
BESPOKE INDUSTRIAL FACILITIES





CAIRNROBIN INDUSTRIAL PARK

WHY CAIRNROBIN

SITUATED IN CLOSE PROXIMITY TO THE ABERDEEN - DUNDEE TRUNK ROAD (A90), AND LESS THAN 1 MILE FROM THE ABERDEEN WESTERN PERIPHERAL ROUTE, CAIRNROBIN OFFERS UNRIVALLED ACCESSIBILITY AND A HUGELY PROMINENT SETTING AT THE SOUTHERN GATEWAY TO ABERDEEN.

- > Planning for use classes: 4,5,6,7,8,10 & 11
- > Accessibility – next to junctions for A90 & AWPR
- > Site prominence
- > Oven-ready sites with infrastructure installed
- > Expansion space
- > Fully tailored design and managed builds available

WWW.CAIRNROBININDUSTRIALPARK.CO.UK



INDICATIVE LAYOUT

Please note that proposed buildings are indicative only and can be tailored to suit exact occupier requirements.

SITE 1	Warehouse	48,437 sq ft	(4,500 m ²)
	Yard Area	61,085 sq ft	(5,675 m ²)

SITE 2	Warehouse	32,701 sq ft	(3,038 m ²)
	Office	6,458 sq ft	(600 m ²)
	Yard Area	88,048 sq ft	(8,180 m ²)

SITE 3	Warehouse	40,000 sq ft	(3,720 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	79,652 sq ft	(7,400 m ²)

SITE 4 UNDER OFFER

SITE 5	Warehouse	40,000 sq ft	(3,720 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	93,107 sq ft	(8,650 m ²)

SITE 6 HOOVER FERGUSON

SITE 7	Warehouse	60,000 sq ft	(5,575 m ²)
	Office	12,500 sq ft	(1,160 m ²)
	Yard Area	106,024 sq ft	(9,850 m ²)

SITE 8	Yard Area	286,858 sq ft	(26,650 m ²)
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BRIDGE OF DEE

AWPR

A90

CHARLESTON INTERCHANGE

BALMORAL BUSINESS PARK

ABERDEEN GATEWAY

ABERDEEN HARBOUR

ALTEENS INDUSTRIAL ESTATE

ABERDEEN SOUTH HARBOUR

SITE 2

SITE 4

SITES 1,3 & 5

SITE 7

SITE 8

HOOVER FERGUSON

FULLY SERVICED SITES AVAILABLE FOR HIGH QUALITY BESPOKE DEVELOPMENT.

SITE SPECIFICATIONS

- > 17.40 hectares (43 acres)
- > Build to suit opportunities from 15,000 up to 500,000 sq ft
- > Fully serviced site

> Outline Planning Permission has been obtained for a variety of uses which include:

Class 4 (Business)

Class 5 (General Industrial)

Class 6 (Storage and Distribution)

Class 7 (Hotels and Hostels)

Class 8 (Residential Institutions)

Class 11 (Assembly and Leisure)



CGI's for indicative purposes only





CAIRNROBIN INDUSTRIAL PARK

LOCATION AND CONNECTIVITY

CAIRNROBIN OCCUPIES A STRATEGIC
LOCATION APPROXIMATELY 5 MILES SOUTH
OF ABERDEEN CITY CENTRE.

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CAIRNROBIN IS SITUATED IN A HIGHLY PROMINENT AND WELL ESTABLISHED INDUSTRIAL LOCATION WHICH IS READILY ACCESSIBLE BY PUBLIC AND PRIVATE TRANSPORT.

TRAVEL TIMES

A90 Junction	1 minute
AWPR	3 minutes
Aberdeen Harbour	13 minutes
Aberdeen South Harbour	10 minutes
Airport	15 minutes
Aberdeen Train Station	13 minutes
Portlethen Train Station.....	5 minutes

PUBLIC TRANSPORT

BUS

Regular bus services (7A, 7B & 7S) run every 15 mins. There is a bus stop outside Cairnrobin entrance. Approx journey time of 20 mins from the site to Aberdeen.

TRAIN

There are two train stations local to the Cairnrobin, which are Aberdeen and Portlethen, both accessible via regular bus services.



NB. Image shows Hoover Ferguson's Tank Farm
– a bespoke tenant improvement



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Raiths Farm Properties is a privately owned property fund with 40 years experience in commercial property development in the UK. The current industrial and office portfolio is in excess of £70 million having built over a million sq ft in the Aberdeen area.

DISCLAIMER

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