NEW TRADE PARK
COMING SOON

BANCHORY TRADE PARK

Burn O'Bennie Road . Banchory . AB31 5ZU

Units available to let:
from 75 sq.m - 550 sq.m
(372 sq m / 4,000 sq ft)

Block 2:
pre-let to Howdens

HUTCHEON MEARNS
REAL ESTATE
01224 455500
www.hm-re.co.uk

NESTLED IN THE HEART OF ROYAL DEESIDE

LOCATION

BANCHORY, A PICTURESQUE COMMUTER TOWN NESTLED IN THE HEART OF ROYAL DEESIDE, IS LOCATED 18 MILES WEST OF ABERDEEN.

BANCHORY TRADE PARK

The town has a population of around 7,500 residents and has seen significant expansion in recent years. The Banchory and Mid-Deeside ward has a population of 11,250. As well as serving the city of Aberdeen the town is a thriving tourist spot due to it's proximity to the Cairngorms National Park.

The subjects are located to the east of the town centre on a prominent site on Burn O'Bennie Road, close to the junction with Hill of Banchory East which in turns leads to the A93 main Aberdeen to Braemar road.

The surrounding area comprises a mixture of residential and commercial uses including the Banchory Business Centre and Tesco. Neighbouring occupiers include Screwfix, Burnobennie Distillery and Caledonian Plant Hire. A new proposed Hill of Banchory Retail Park will further improve amenities in the area.

DESCRIPTION

BANCHORY TRADE PARK IS A NEW INDUSTRIAL AND TRADE COUNTER DEVELOPMENT AND COMPRISES FOUR TERRACES SET AROUND A CENTRAL COURTYARD COMPLETE WITH ADDITIONAL CAR PARKING.

Each terrace benefits from the following specification:

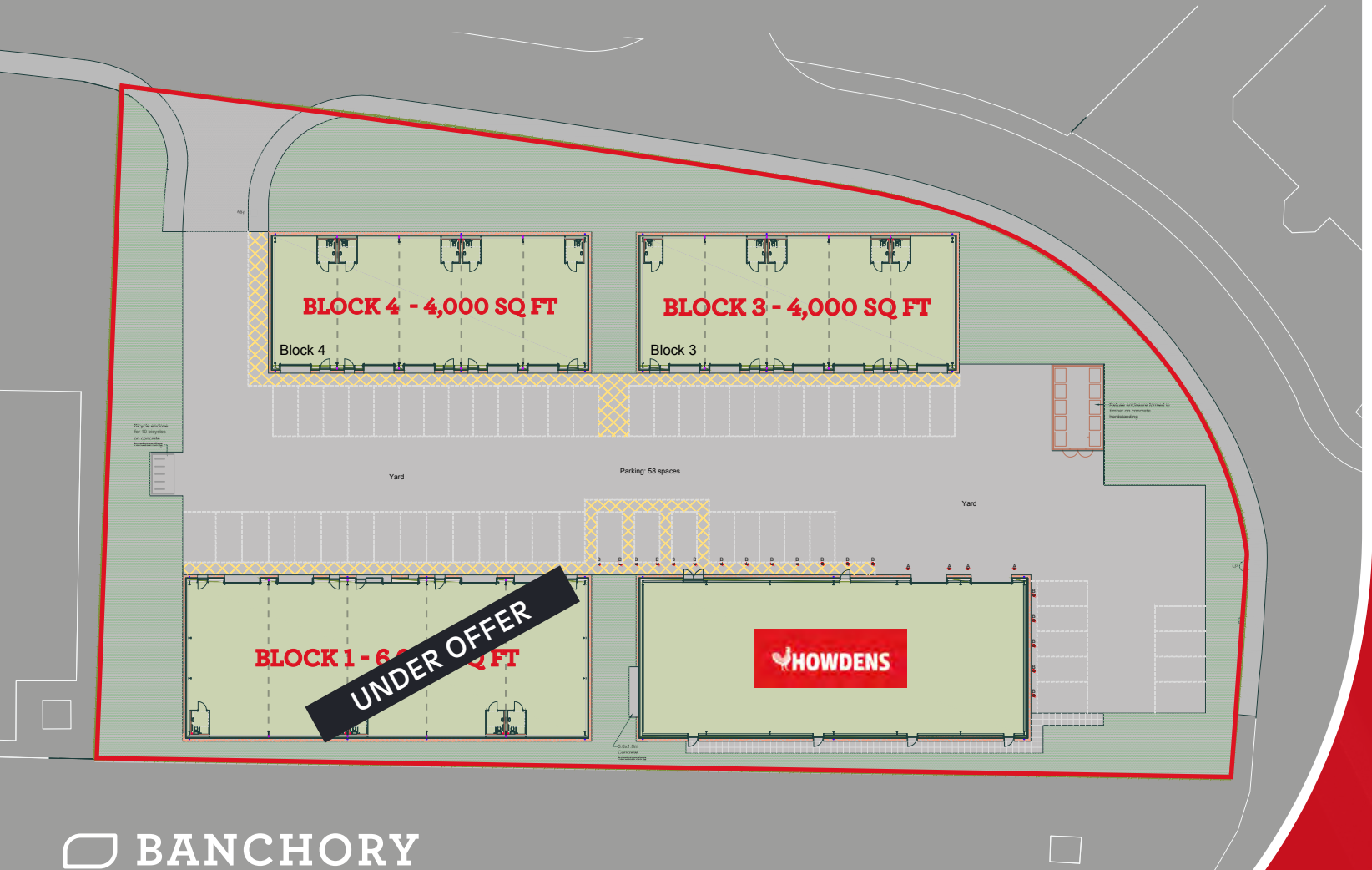
- Steel portal frame
- Dual pitched insulated profile steel clad roof
- Electrically operated loading doors
- 5m eaves
- Sealed concrete floors
- Aluminium powder coated entrance doors with double glazed vision panels
- 3 phase power supply

BANCHORY TRADE PARK

SAT Nav:
AB31 5ZU

what 3 words:
optomists
history
steroids

UNITS CAN BE TAILORED TO MEET AN OCCUPIER'S SIZE REQUIREMENT. FURTHER INFORMATION IS AVAILABLE UPON REQUEST.

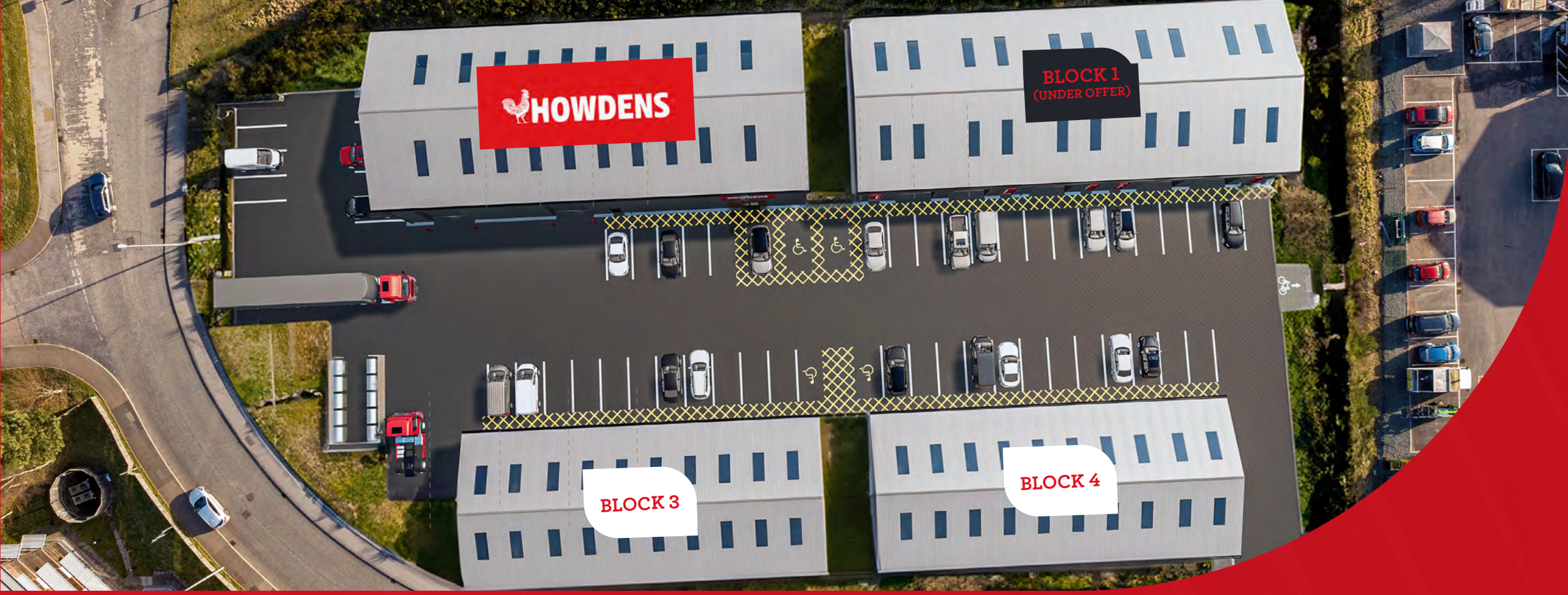


BANCHORY TRADE PARK

FLOOR AREAS

BLOCK	Unit	Sq Ft
1	1A	1,200
	1B	
	1C	1,200
	1D	1,200
	1E	1,200
	Total	6,000
3	3A	800
	3B	800
	3C	800
	3D	800
	3E	800
	Total	4,000
4	4A	800
	4B	800
	4C	800
	4D	800
	4E	800
	Total	4,000

UNDER OFFER



TERMS
Units are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

RATEABLE VALUE
To be confirmed.

VAT
All figures quoted are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE
An EPC will be provided upon completion of the development.

ANTI MONEY LAUNDERING
In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

PLANNING
The subjects have the benefit of Business, General Industrial and Storage and Distribution within Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) order 1997.

LEGAL COSTS
Each party will be responsible for their own legal costs. The occupier will be liable for any LBTT and Registration Dues in the normal manner.

DATE OF ENTRY
Q3 2025.

UNITS CAN BE TAILORED TO MEET AN OCCUPIER'S SIZE REQUIREMENT

Example photo of projects completed by developer.

BANCHORY TRADE PARK

VIEWINGS AND FURTHER INFORMATION

For further information or viewing please contact the joint agents.

HUTCHEON MEARNS REAL ESTATE
01224 455500
www.hm-re.co.uk

Iain Landsman
07880 480 298
iain.landsman@hm-re.co.uk

Andrew Veitch
07826 947 321
andrew@westrangagroup.com

A development by

SEAMOUNT
PROPERTY DEVELOPMENT

Important Notice. Hutcheon Mearns Real Estate Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. August 2024.