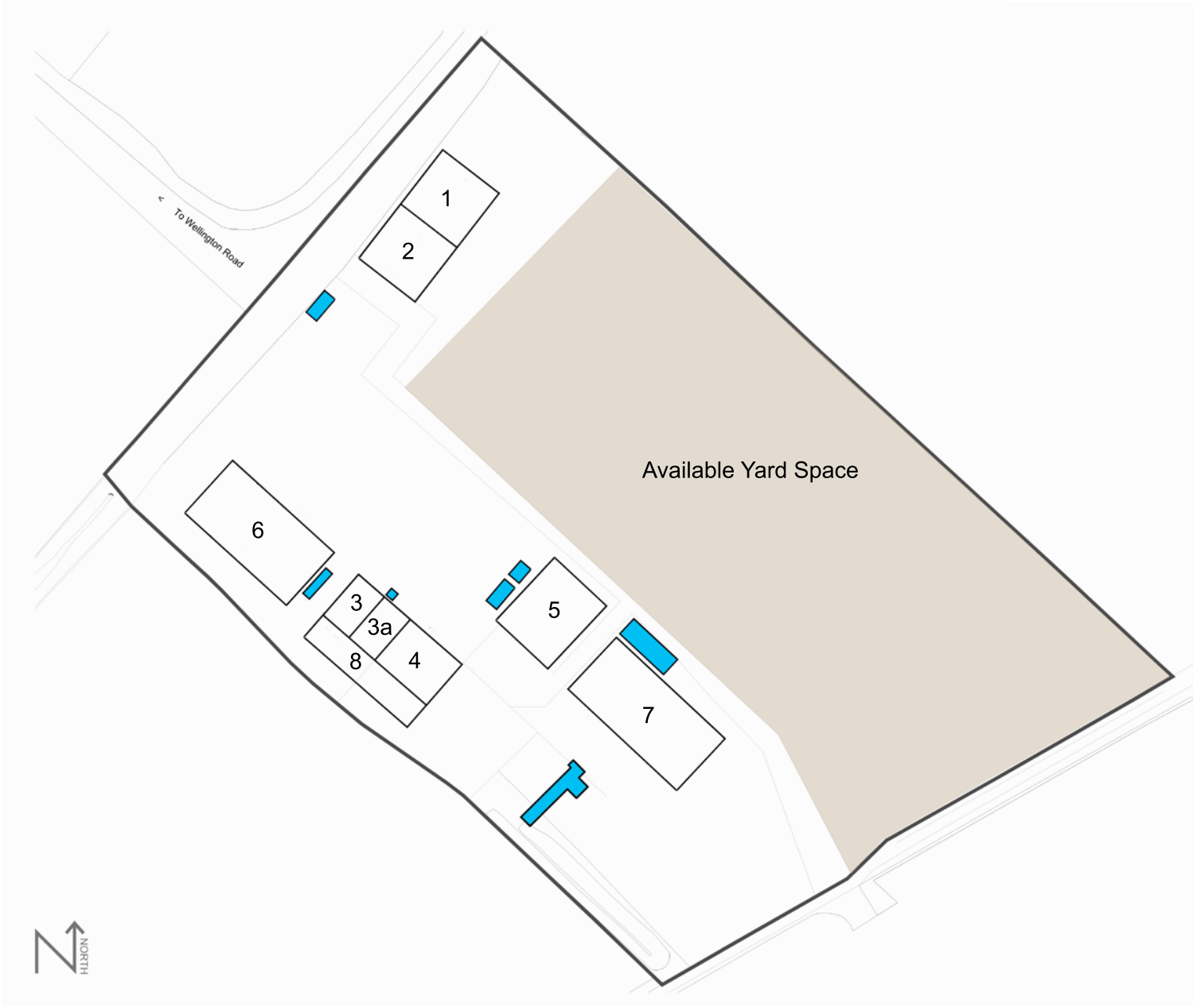


# CAIRNROBIN COMMERCIAL PARK

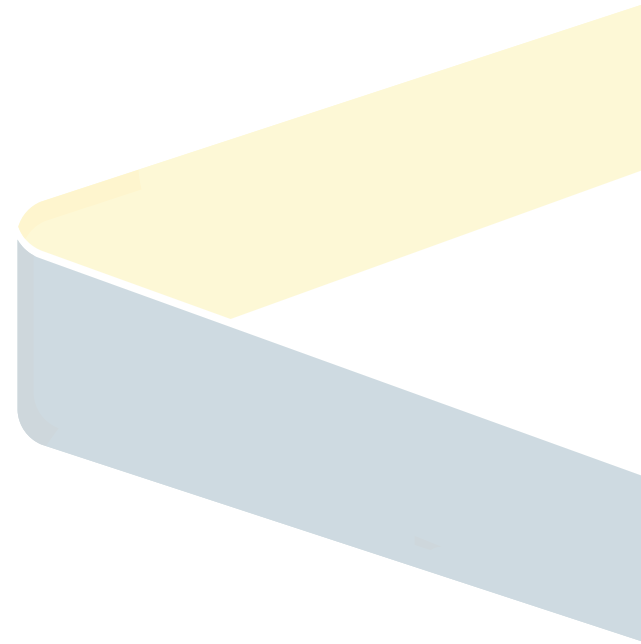
Marywell, Aberdeen



- Outline planning consent in place for up to 1,152 sq m (12,395 sq ft) warehouse
- Units available from 144 sq m (1,549 sq ft) to 1,152 sq m (12,395 sq ft)
- Up to 2.02ha (5 acres) of hard standing available
- Consideration given to letting in part and subdivision of buildings
- Short term flexible lease agreements available
- Ease of access to Aberdeen, Altens, A90 Trunk Road and Aberdeen Western Peripheral Route



UNIT	COMPANY
1	Safety Grip
2	Nationwide
3	Helix Oilfield Services
3a	SGM/UPS
4	Milaha Offshore
5	Raisepower
6	HSS Hire
7	Westend Glass and Glazing
8	Helix Oilfield Services
	Portacabins/Offices

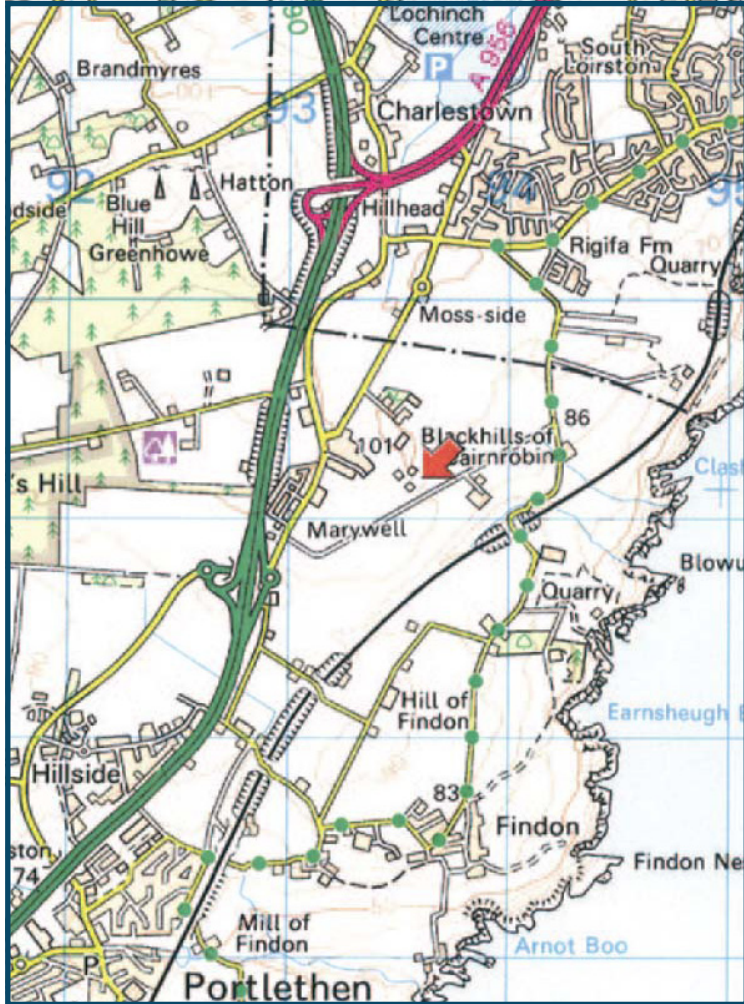


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# Cairnrobin Commercial Park

Marywell, Aberdeen,  
AB12 3SB



## LOCATION

Cairnrobin 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 the Charleston Junction of the Aberdeen Western Peripheral Route which is due for completion towards the end of 2017.

## DESCRIPTION

Accessed through an electronically operated security gate, the site extends to a total of 5.93 ha (14,65 acres) of which up to 2 ha (5 acres) is currently available for a variety of uses (subject to planning). The site benefits from a full CCTV system with patrolled security outside of working hours. Our client can offer access to on site 2.3 ton & 10 ton forklifts and a crane by separate arrangement.

The site is mainly laid to hardcore with concrete areas in parts and a concrete road that provides access to the site and the areas within. The site is currently let out to a number of occupiers that use the site for storage, distribution or engineering works to a variety of different scales.

## PLANNING AND DESIGN AND BUILD

The site benefits from outline planning permission for an industrial building up to 1,152 sq m (12,395 sq ft) however this can sub-divided to suit individual requirements. Tenants interested in design and build opportunities are encouraged to get in touch for further information.

## ACCOMMODATION AND FLOOR AREAS

Industrial units available from -  
144 sq m (1,549 sq ft) to 1,152 sq m (12,395 sq ft)

Hard Standing Yard Space Available up to 2.02ha (5 acres)

## SERVICES

The site is served with mains water and electricity with drainage being to the public sewer.

## PROPOSAL

The subjects are available as whole or in part. Whilst our client would prefer longer term leases, they will give consideration to short term leases and license agreements.

Our client will give consideration to the completion of additional site surfacing, development and fencing works to meet the requirements of individual tenants.

## RENT

Rents are quoted upon application.

## RATING ASSESSMENT

The rateable value will require to be assessed on occupation.

## SERVICE CHARGE

A service charge is payable. Further information is available from the sole letting agents.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

DM Hall LLP  
259 Union Street  
Aberdeen  
AB11 6BR

Tel: 01224 594172  
Fax: 01224 574615

E-mail: kevin.jackson@dmhall.co.uk  
lisa.watt@dmhall.co.uk

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**DM HALL**  
CHARTERED SURVEYORS



Commercial Department  
259 Union Street, Aberdeen, AB11 6BR  
01224 594172



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