



CAIRNROBIN INDUSTRIAL PARK

FOR SALE / TO LET

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

MARYWELL, ABERDEEN, AB12 4LP

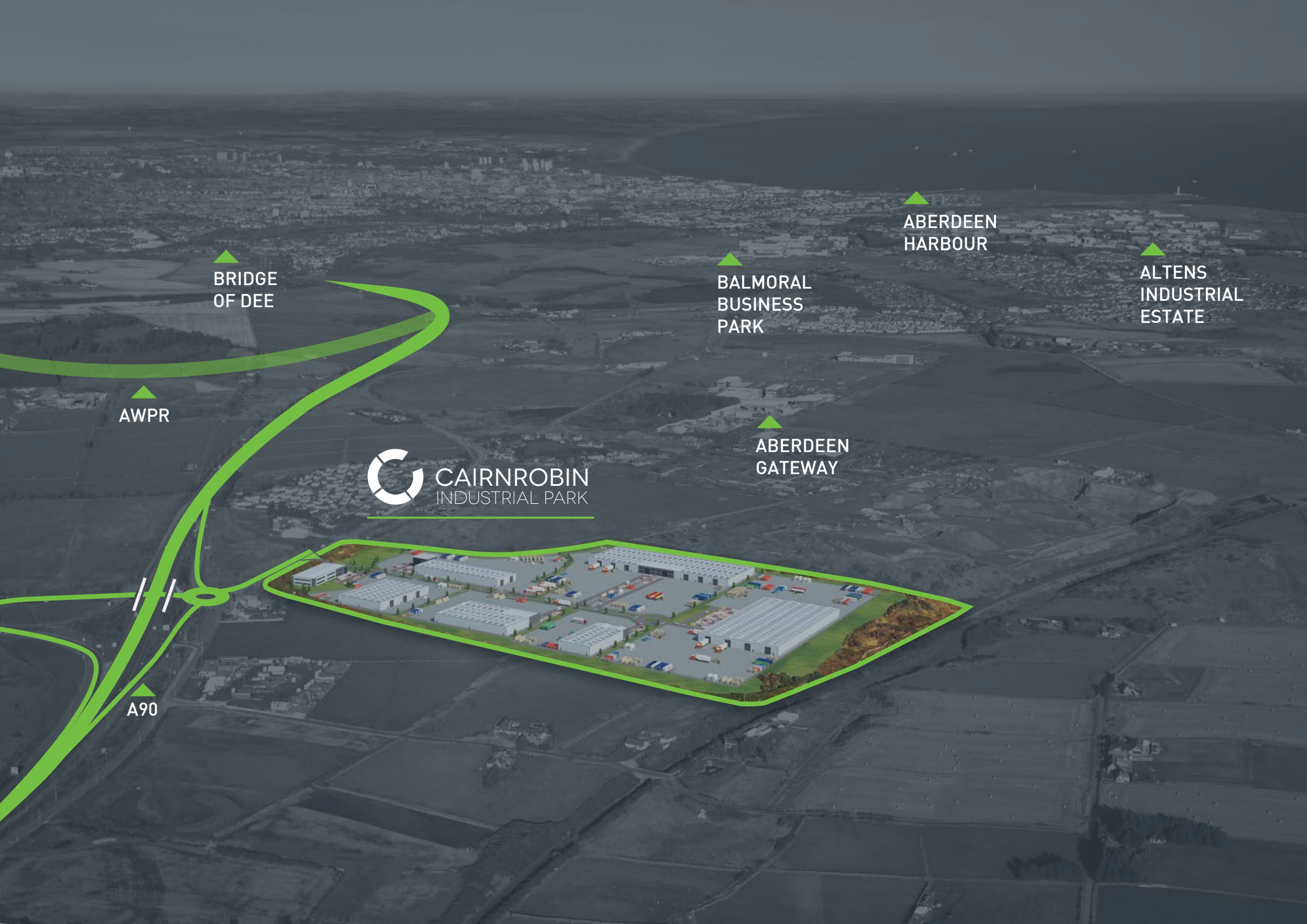
DISTRIBUTION / INDUSTRIAL / OFFICE





FULL PLANNING CONSENT GRANTED FOR A 100,000 SQ FT WAREHOUSING FACILITY.

WWW.CAIRNROBININDUSTRIALPARK.CO.UK



BRIDGE OF DEE

AWPR

A90

 CAIRROBIN
INDUSTRIAL PARK

BALMORAL
BUSINESS
PARK

ABERDEEN
GATEWAY

ABERDEEN
HARBOUR

ALTENS
INDUSTRIAL
ESTATE

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

The site is located just off the main A90 Aberdeen to Dundee trunk road and less than 1 mile south of the Marywell interchange of the new Aberdeen Western Peripheral Route (AWPR) which is due to complete late 2017.

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)





INDICATIVE LAYOUT

Please note buildings can be tailored to suit exact occupier requirements.

SITE 1	Warehouse	35,000 sq ft	(3,251 m ²)
	Office	30,000 sq ft	(2,787 m ²)
	Yard Area	78,738 sq ft	(7,315 m ²)
SITE 2	Warehouse	32,701 sq ft	(3,038 m ²)
	Office	6,458 sq ft	(600 m ²)
	Yard Area	146,120 sq ft	(13,575 m ²)
SITE 3	Warehouse	40,000 sq ft	(3,720 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	76,423 sq ft	(7,100 m ²)
SITE 4	Warehouse	50,000 sq ft	(4,645 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	112,752 sq ft	(10,475 m ²)
SITE 5	Warehouse	50,000 sq ft	(4,645 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	94,722 sq ft	(8,800 m ²)
SITE 6	Warehouse	6,000 sq ft	(557 m ²)
	Office	3,000 sq ft	(278 m ²)
	Yard Area	48,437 sq ft	(4,500 m ²)
SITE 7	Warehouse	50,000 sq ft	(4,645 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	126,745 sq ft	(11,775 m ²)
SITE 8	Warehouse	50,000 sq ft	(4,645 m ²)
	Office	10,000 sq ft	(930 m ²)
	Yard Area	126,745 sq ft	(11,775 m ²)



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RAITHS FARM PROPERTIES LTD.

Raiths Farm Properties is a privately owned property fund with 40 years of experience in commercial property development within Aberdeen and Aberdeenshire.

The current industrial and office portfolio is in excess of £70 million having built over a million sq ft in the Aberdeen area.

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