



# 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](http://WWW.CAIRNROBININDUSTRIALPARK.CO.UK)



▲  
BRIDGE  
OF DEE

▲  
AWPR

▲  
CHARLESTON  
INTERCHANGE

 CAIRNROBIN  
INDUSTRIAL PARK

▲  
BALMORAL  
BUSINESS  
PARK

▲  
ABERDEEN  
GATEWAY

▲  
ABERDEEN  
HARBOUR

▲  
ALTENS  
INDUSTRIAL  
ESTATE

▲  
A90

## 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 Charleston 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:

<b>Class 4</b> (Business)	<b>Class 5</b> (General Industrial)
<b>Class 6</b> (Storage and Distribution)	<b>Class 7</b> (Hotels and Hostels)
<b>Class 8</b> (Residential Institutions)	<b>Class 11</b> (Assembly and Leisure)





## INDICATIVE LAYOUT

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

<b>SITE 1</b>	Warehouse	35,000 sq ft	(3,251 m <sup>2</sup> )
	Office	30,000 sq ft	(2,787 m <sup>2</sup> )
	Yard Area	66,897 sq ft	(6,215 m <sup>2</sup> )

<b>SITE 2</b>	Warehouse	32,701 sq ft	(3,038 m <sup>2</sup> )
	Office	6,458 sq ft	(600 m <sup>2</sup> )
	Yard Area	91,277 sq ft	(8,480 m <sup>2</sup> )

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

**SITE 4 UNDER OFFER**

<b>SITE 5</b>	Warehouse	40,000 sq ft	(3,720 m <sup>2</sup> )
	Office	10,000 sq ft	(930 m <sup>2</sup> )
	Yard Area	94,184 sq ft	(8,750 m <sup>2</sup> )

**SITE 6 HOOVER CONTAINER SOLUTIONS**

<b>SITE 7</b>	Warehouse	50,000 sq ft	(4,645 m <sup>2</sup> )
	Office	10,000 sq ft	(930 m <sup>2</sup> )
	Yard Area	158,014 sq ft	(14,680 m <sup>2</sup> )

<b>SITE 8</b>	Warehouse	50,000 sq ft	(4,645 m <sup>2</sup> )
	Office	10,000 sq ft	(930 m <sup>2</sup> )
	Yard Area	210,542 sq ft	(19,560 m <sup>2</sup> )



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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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