

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





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.

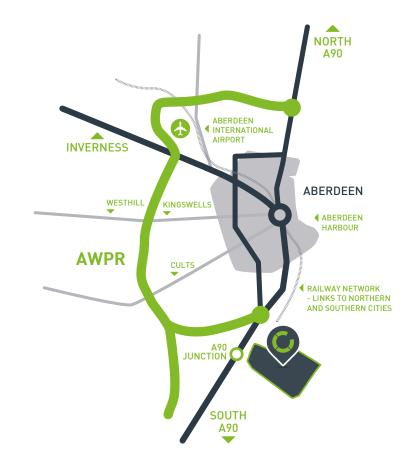
SITE SPECIFICATIONS

- > 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:

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	66,897 sq ft	(6,215 m²)
SITE 2	Warehouse	32,701 sq ft	(3,038 m²)
	Office	6,458 sq ft	(600 m²)
	Yard Area	91,277 sq ft	(8,480 m²)
SITE 3	Warehouse	40,000 sq ft	(3,720 m²)
	Office	10,000 sq ft	(930 m²)
	Yard Area	79,652 sq ft	(7,400 m²)
SITE 5	Warehouse	40,000 sq ft	(3,720 m²)
	Office	10,000 sq ft	(930 m²)
	Yard Area	94,184 sq ft	(8,750 m²)
SITE 7	Warehouse	50,000 sq ft	(4,645 m²)
	Office	10,000 sq ft	(930 m²)
	Yard Area	158,014 sq ft	(14,680 m²)
SITE 8	Warehouse	50,000 sq ft	(4,645 m²)
	Office	10,000 sq ft	(930 m²)
	Yard Area	210,542 sq ft	(19,560 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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