



Indicative Image

Linnorie Business Park, Huntly, Aberdeenshire, AB54 4PT

Bespoke Business Space Development

- Design and build options to suit clients individual requirements
- Outline planning permission obtained for a variety of uses and sizes including
 - Office
 - Workshop
 - Retail (Class 2)
- Prominent Gateway location with frontage to A96





LOCATION

Linnorie Business Park enjoys a prominent corner position on the south side of the A96 adjacent to the roundabout junction with the A97 Huntly Road.

Huntly lies approximately 39 miles North West of Aberdeen and 66 miles East of Inverness with a population of approximately 4,300. Huntly is the main service and employment centre to the North area of Marr within Aberdeenshire. The location is shown on the adjacent plan.

DESCRIPTION

Linnorie Business Park extends to 1.90 hectares/ 4.695 acres or thereby, and provides occupiers the unique opportunity to tailor a development to their specific requirements with a range of property types/sizes available. Nearby occupiers include ASDA, Jewsons, AM Philips and Deans of Huntly. The site is connected to mains supplies of water, electricity and mains sewer connection.

PLANNING

The site was granted Planning Permission in Principle [Application Ref APP/2017/0783] dated 20th December 2017 by Aberdeenshire Council for the formation of a Business Park comprising of office, workshop and retail (class 2) options.



RENT/PRICE

Price/rent will depend on the nature of accommodation sought and further details can be detailed following discussion with the Design Team.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

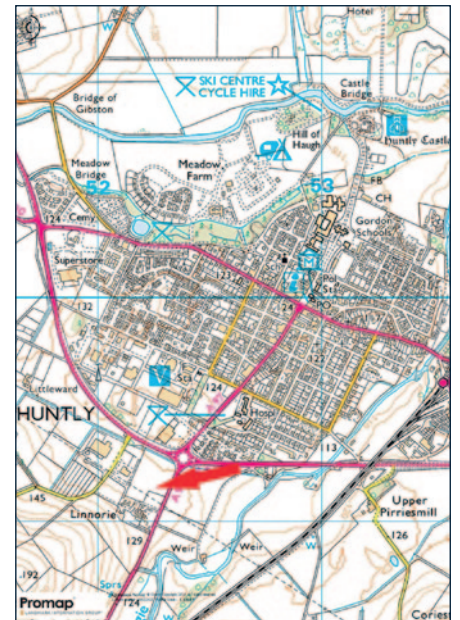
LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant/purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

FURTHER INFORMATION

All formal offers should be submitted in Scottish legal form to sole agents.

Graham + Sibbald would be delighted to talk to prospective occupiers on how they can be accommodated on the Business Park.



Please contact:



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