

# Craigshaw Drive

West Tullos Industrial Estate, Aberdeen AB12 3XB



## For Sale / To Let

## Freehold Development Opportunity

4.27 Acres  
(1.73 Ha)



# Craigshaw Drive

West Tullos Industrial Estate, Aberdeen AB12 3XB



## Location

The site is located on the corner of Craigshaw Drive, within West Tullos enjoying good visibility from West Tullos Road. Surrounding uses include office, industrial, leisure and car showrooms.

The site is well located and has good transport links including Wellington Road, which provides access to the city centre to the north, and the Aberdeen Western Peripheral Route (AWPR) to the south. The AWPR links all parts of the city.

## Description

The subjects comprises a large 4.27 Acre (1.73 Hectare) site, accessed via Craigshaw Drive. The site will shortly be cleared, at which stage it will provide a cleared site ready for future development with a variety of suitable uses envisaged.

## Opportunity

The site is available as a whole or in part and is designated for Business and Industrial Land (B1) in the Aberdeen Local Development Plan 2017. This allows for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution), while other uses, which may be suited to a business and industrial



location, such as a car showroom, will be treated on their own merits. Interested parties are encouraged to make their own enquiries with Aberdeen City Council Planning Department.

## Proposals

Design and Build opportunities on a freehold and leasehold basis are invited together with any proposals for our client's outright ownership interest in the site.

## Entry

Immediate upon the conclusion of legal missives.

## VAT

VAT will be payable at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser or incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, as applicable.

## Viewing and Offers

By prior agreement with the letting agents, to whom all formal offers should be submitted in Scottish legal form.

## Further Information

For any further information please get in touch directly with the sole agents;



Scott Hogan  
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