



**NEW TRADE PARK
COMING SOON**

**BANCHORY
TRADE PARK**

Burn O'Bennie Road . Banchory . AB31 5ZU

Units available to let:
from 75 sq.m - 550 sq.m
(800 - 6,000 sq.ft)

Block 2:
pre-let to Howdens



**HUTCHEON
MEARNS
REAL ESTATE**

01224 455500
www.hm-re.co.uk

**MONTAGU
EVANS**

0131 229 3800



NESTLED IN THE HEART OF ROYAL DEESIDE





LOCATION


BANCHORY, A PICTURESQUE COMMUTER TOWN NESTLED IN THE HEART OF ROYAL DEESIDE, IS LOCATED 18 MILES WEST OF ABERDEEN.

 **BANCHORY
TRADE PARK**

The town has a population of around 7,500 residents and has seen significant expansion in recent years. The Banchory and Mid-Deeside ward has a population of 11,250. As well as serving the city of Aberdeen the town is a thriving tourist spot due to its proximity to the Cairngorms National Park.

The subjects are located to the east of the town centre on a prominent site on Burn O'Bennie Road, close to the junction with Hill of Banchory East which in turns leads to the A93 main Aberdeen to Braemar road.

The surrounding area comprises a mixture of residential and commercial uses including the Banchory Business Centre and Tesco. Neighbouring occupiers include Screwfix, Burnobennie Distillery and Caledonian Plant Hire. A new proposed Hill of Banchory Retail Park will further improve amenities in the area.



DESCRIPTION

BANCHORY TRADE PARK IS A NEW INDUSTRIAL AND TRADE COUNTER DEVELOPMENT AND COMPRISES FOUR TERRACES SET AROUND A CENTRAL COURTYARD COMPLETE WITH ADDITIONAL CAR PARKING.

Each terrace benefits from the following specification:

- Steel portal frame
- Dual pitched insulated profile steel clad roof
- Electrically operated loading doors
- 5m eaves
- Sealed concrete floors
- Aluminium powder coated double glazed windows above entrance doors
- 3 phase power supply





NORTH DEESIDE ROAD

HILL OF BANCHORY EAST

NEW PROPOSED RETAIL PARK



BANCHORY BUSINESS CENTRE

BURNETT HOUSE



BURN O' BENNIE ROAD

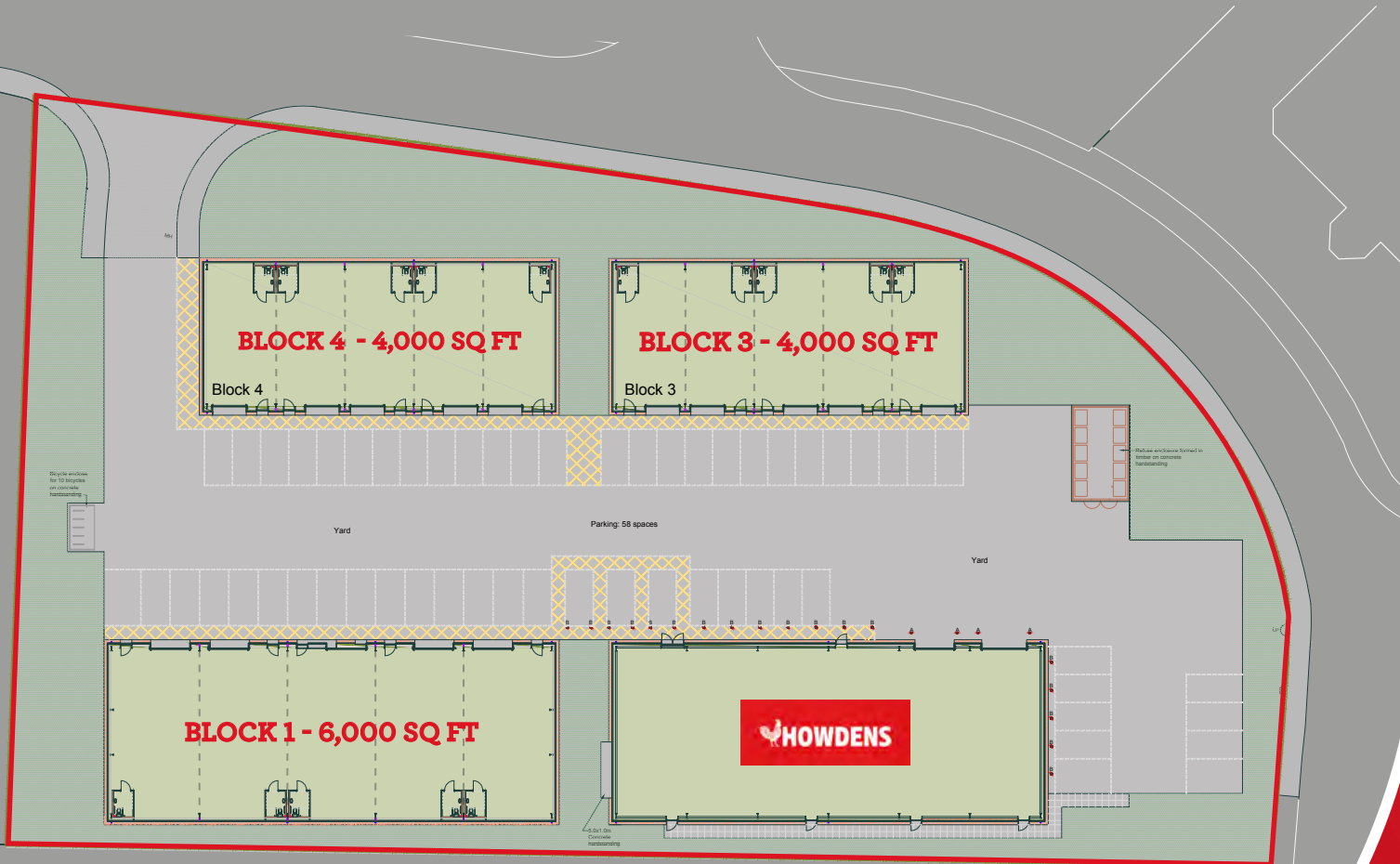


SAT Nav:
AB31 5ZU



what 3 words:
optimists
history
steroids

UNITS CAN BE TAILORED TO MEET AN OCCUPIER'S SIZE REQUIREMENT. FURTHER INFORMATION IS AVAILABLE UPON REQUEST.

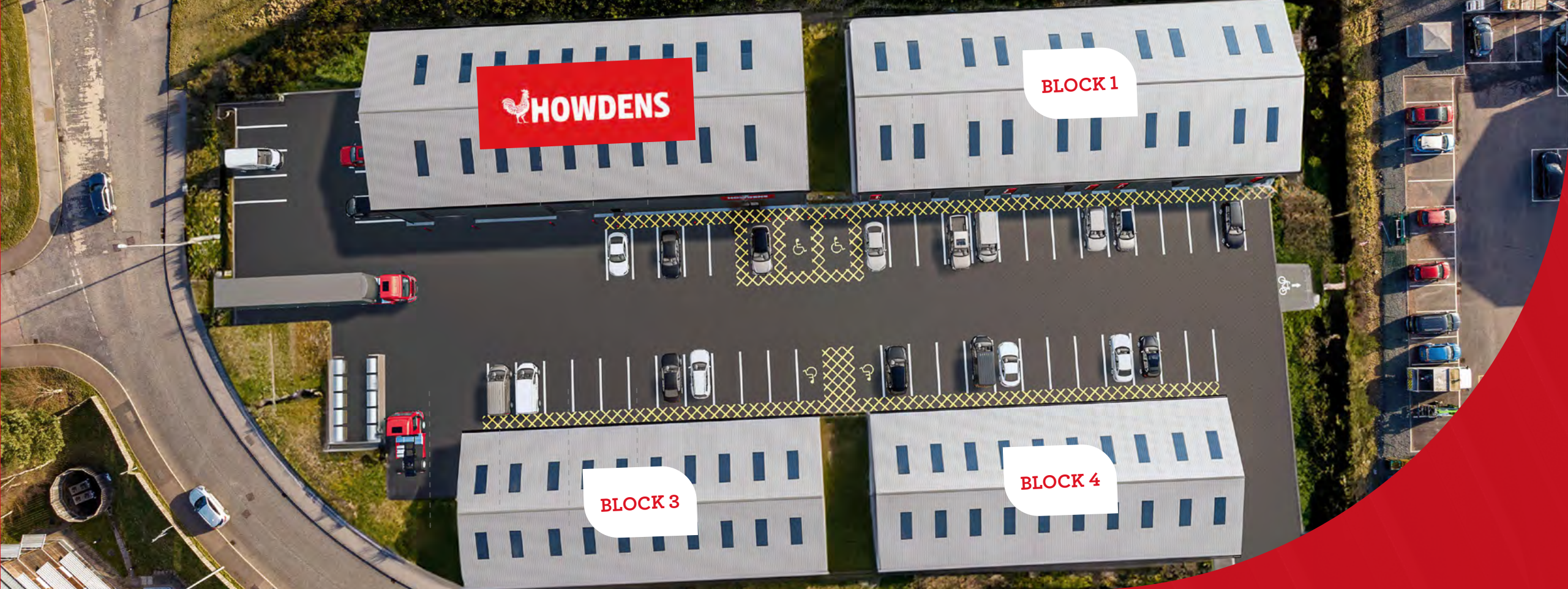


FLOOR AREAS

BLOCK	Unit	Sq Ft
1	1A	1,200
	1B	1,200
	1C	1,200
	1D	1,200
	1E	1,200
	Total	6,000

3	3A	800
	3B	800
	3C	800
	3D	800
	3E	800
	Total	4,000

4	4A	800
	4B	800
	4C	800
	4D	800
	4E	800
	Total	4,000



TERMS

Units are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

RATEABLE VALUE

To be confirmed.

VAT

All figures quoted are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided upon completion of the development.

ANTI MONEY LAUNDERING

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

PLANNING

The subjects have the benefit of Business, General Industrial and Storage and Distribution within Use Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) order 1997.

LEGAL COSTS

Each party will be responsible for their own legal costs. The occupier will be liable for any LBTT and Registration Dues in the normal manner.

DATE OF ENTRY

Mid 2025.



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OCCUPIER'S SIZE
REQUIREMENT**

Example photo of projects completed by developer.

BANCHORY TRADE PARK

VIEWINGS AND FURTHER INFORMATION

For further information or viewing please contact the joint agents.

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A development by



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