

RR

RAIK ROAD

Trade Park

INDUSTRIAL / TRADE COUNTER UNITS

RAIK ROAD | ABERDEEN | AB11 5QL

TO LET

UNIT 1

4,897 SQFT (455 SQM)

UNIT 2

4,672 SQFT (434 SQM)

TOGETHER

9,569 SQFT (889 SQM)

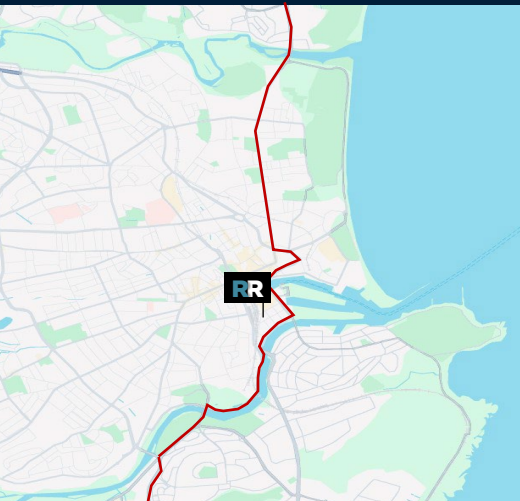


LOCATION

Raik Road Trade Park is located on Raik Road, situated to the south of Aberdeen city centre. The property benefits from excellent surrounding amenity, being next to Union Square, the city's main retail location. The property is out with the Low Emission Zone (LEZ).

The property is located off the A956, the main trunk road running through Aberdeen city centre, connecting to the A92 and A96 leading to Dundee and Inverness.

Surrounding occupiers include Petrofac, EnQuest, ENI Energy, PD&MS, George Boyd, Kwik Fit, TK Maxx, M&S, Mountain Warehouse and Decathlon.





RAIK ROAD TRADE CENTRE

2,422- 9,569 sq ft (224- 889 sq m)

Raik Road Trade Park offers a number of industrial units ranging from 4,736 sq ft to 9,739 sq ft. Each unit comprises industrial warehouse / trade counter with offices and welfare facilities. Additional office accommodation can be provided in a neighbouring building, alongside additional car parking / yard space.

SPECIFICATION

- Steel portal frame construction
- Insulated profiled cladding
- 3 phase power
- High bay LED lighting
- Electric roller shutter doors
- 6.0 metre eaves
- Secure yard / dedicated car parking

UNIT 1

4,897 sq ft (455 sq m)

Unit 1 comprises an industrial unit which can be utilised as either a warehouse / workshop or retail warehouse. Access to the unit is provided off Raik Road.

	SQ FT	SQ M
Warehouse	4,359	405
Office / Welfare	538	50
Yard / Car Park	3,394	315

* Unit 1 can be split into two units

UNIT 2

4,672 sq ft (434 sq m)

Unit 2 comprises an industrial unit which can be utilised as either a warehouse / workshop or retail warehouse. Access to the unit is provided off Poyrnook Road.

	SQ FT	SQ M
Warehouse	3,703	344
Office / Welfare	969	90
Yard / Car Park	3,493	325

RETAIL OPPORTUNITY



Given the property's proximity to Union Square and the city centre, these units could be ideally situated for retail use. Subject to the necessary change of use planning consent, the landlord is willing to explore refurbishing the property to suit.

Further information, including architect drawings, CGI's and space plans are available upon request.

Please note the attached imagery illustrates what a potential retail scheme could look like and is for illustrative purposes only.



TERMS

On application

VAT

All figures quoted
are exclusive of
VAT

EPC

Available
upon
request

Entry

Upon
conclusion of
legal missives

BUSINESS RATES

The property currently forms part of
a larger entry into the Valuation Roll.
An estimate can be provided upon
request.

ALL ENQUIRIES



DAVID GAVAN

07977 713681

david.gavan@knightfrank.com

MATTHEW PARK

07810 599964

matthew.park@knightfrank.com



EUAN ROLLAND

07825 875303

euan.rolland@g-s.co.uk

CHRIS ION

077178 425298

chris.ion@g-s.co.uk

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank LLP nor any joint agent has any authority to make any representations about the property, its condition or its value. Neither Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
 2. (Photos, Videos etc): The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
 3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
 4. VAT: The VAT position relating to the property may change without notice.
 5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
- Particulars dated January 2025. Photographs dated January 2025.