



**RR**  
**RAIK ROAD**  
Trade Park

**INDUSTRIAL /  
TRADE COUNTER  
UNITS**

RAIK ROAD | ABERDEEN | AB11 5QL

**TO LET**

**UNIT 1 / 2**  
4,897 SQFT (455 SQM)

**UNIT 5**  
4,672 SQFT (434 SQM)

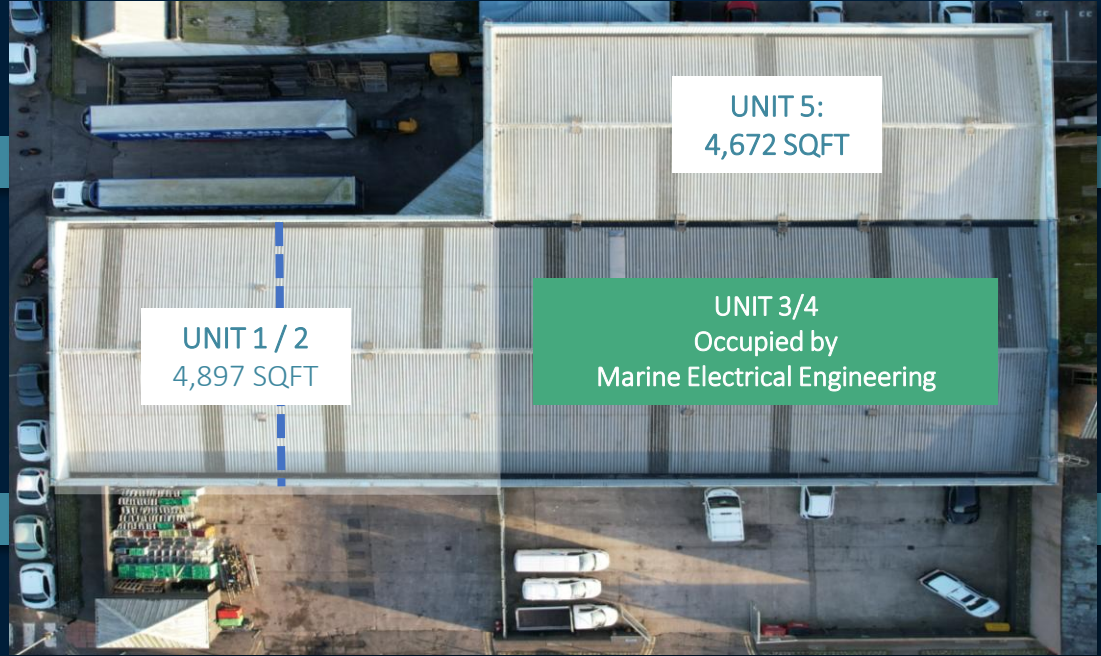
## LOCATION

The units are located within the Raik Road Trade Park. The property benefits from excellent surrounding amenity, being next to Union Square, the city's principal retail location. There is also excellent connectivity available being adjacent to railway and bus station along with 1,200 car parking spaces only minutes away at Union Square.

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. The property is out with the Low Emission Zone (LEZ).

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





## DESCRIPTION

The Raik Road Trade Park units comprise industrial / trade counter accommodation over a range of sizes. The units available offer particularly generous internal height, affording the opportunity of mezzanine and racking installation.

All units benefit from planning consent for up to 25% retail use.

Additional office accommodation, if required, can be offered in an adjacent building.

**The above imagery is indicative of what the opportunity would look like post-refurbishment.**

## UNIT 1 / 2

**2,422 sq ft - 4,897 sq ft**

The units are accessed off Raik Road, fronted by generous car parking/yard space. The units provide welfare and W.C facilities.

Unit 1 / 2: The units are currently interlinked measuring **455 sqm (4,987 sqft)**.

- Yard: 3,394 sq ft

There is scope for the unit to be sub-divided, which would measure **2,442 sqft respectively**. Each unit would benefit from its own pedestrian access and roller shutter.

## UNIT 5

**4,672 sq ft**

The units are accessed off Poynerook Road, with secure parking/yard to the front. The unit provides welfare and W.C facilities.

Unit 5 measures 434 sqm (4,672 sq ft)

- Yard: 3,493 sq ft



Unit 1/2

### 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

The imagery provided is indicative of what the opportunity would look like post-refurbishment.

### TERMS

On Application.

### EPC

Available upon request

### BUSINESS RATES

The incoming tenant will be responsible for the payment of Local Authority Rates.

Unit	Rate Effective April 1st 2023	Rate Effective April 1st 2026
Unit 1 / 2	£33,000	£37,250
Unit 5	£32,500	£36,000

Ingoing tenants have the right to appeal these figures.

### VAT

All figures quoted are exclusive of VAT

### ENTRY

Upon conclusion of legal missives



## RETAIL OPPORTUNITY

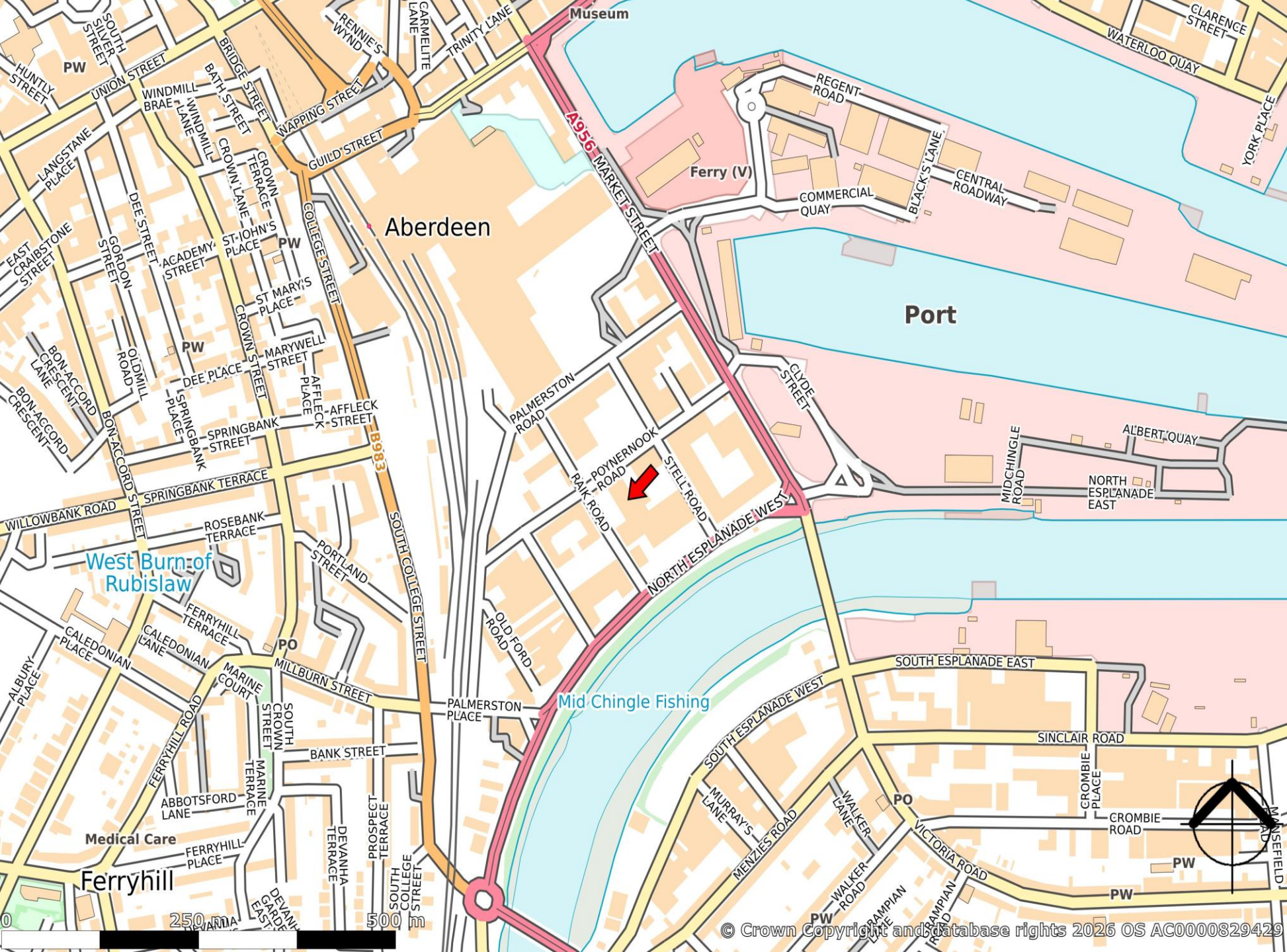


Given the Park's proximity to Union Square and city centre, the units lends themselves to retail use.. As previously noted the units already hold consent for retail use up to 25% of the floor area– expanding on this retail offering would be subject to planning.

The Landlord is prepared to considered implementing appropriate adaptation works.

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.



ALL ENQUIRIES



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