

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

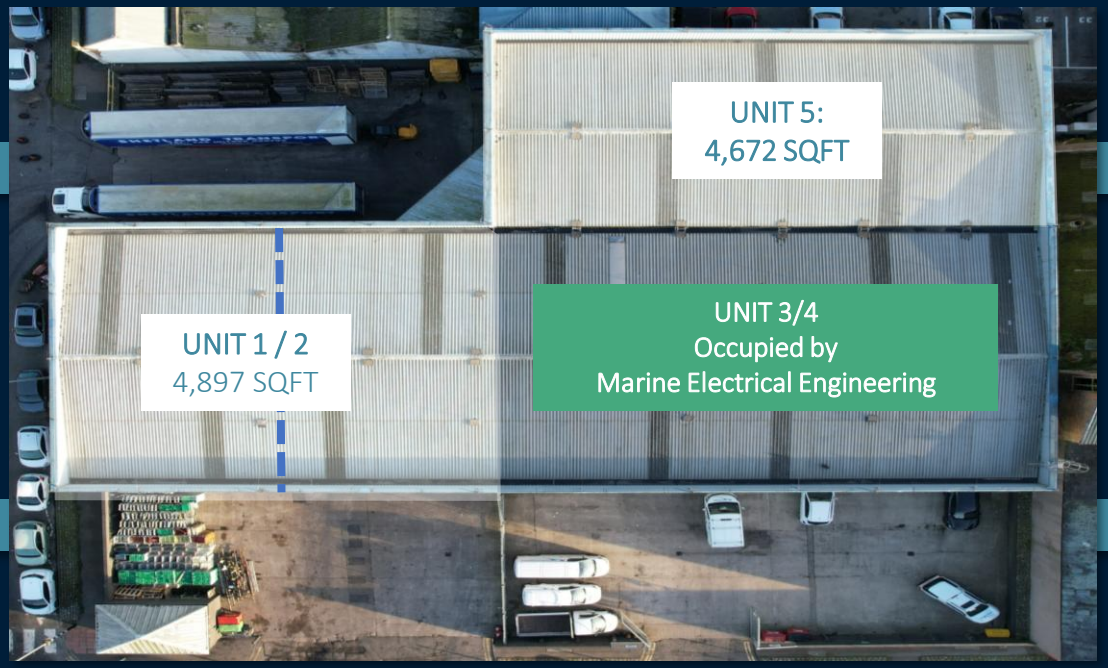
The units are located within the Raik Road Trade Park. The property benefits from excellent surrounding amenity, being next to Union Square, the city's principal retail location. There is also excellent connectivity available being adjacent to railway and bus station alongwith 1,200 car parking spaces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





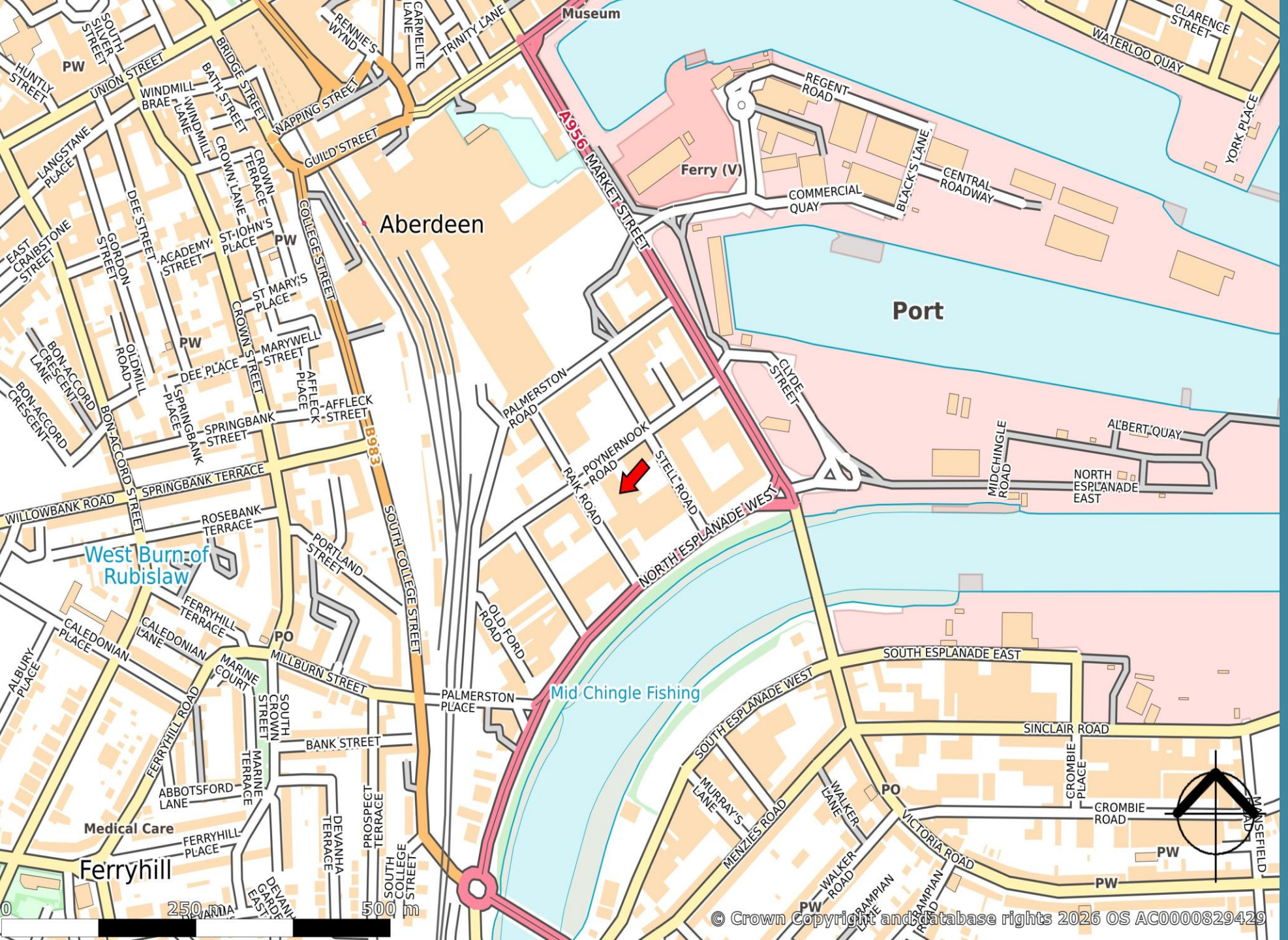


Given the Park's proximity to Union Square and city centre, the units lends themselves to retail use.. As previously noted the units already hold consent for retail use up to 25% of the floor area– expanding on this retail offering would be subject to planning.

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.



© Crown Copyright and database rights 2026 OS AC0000829429

ALL ENQUIRIES

Knight Frank

SCOTT HOGAN
07468 729768
scott.hogan@knightframk.com

MATTHEW PARK
07810 599964
matthew.park@knightframk.com

GRAHAM SIBBALD

SHONA BOYD
07741 314188
shona.boyd@g-s.co.uk

CHRIS ION
07717 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 in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by 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. Updated December 2026