TO LET

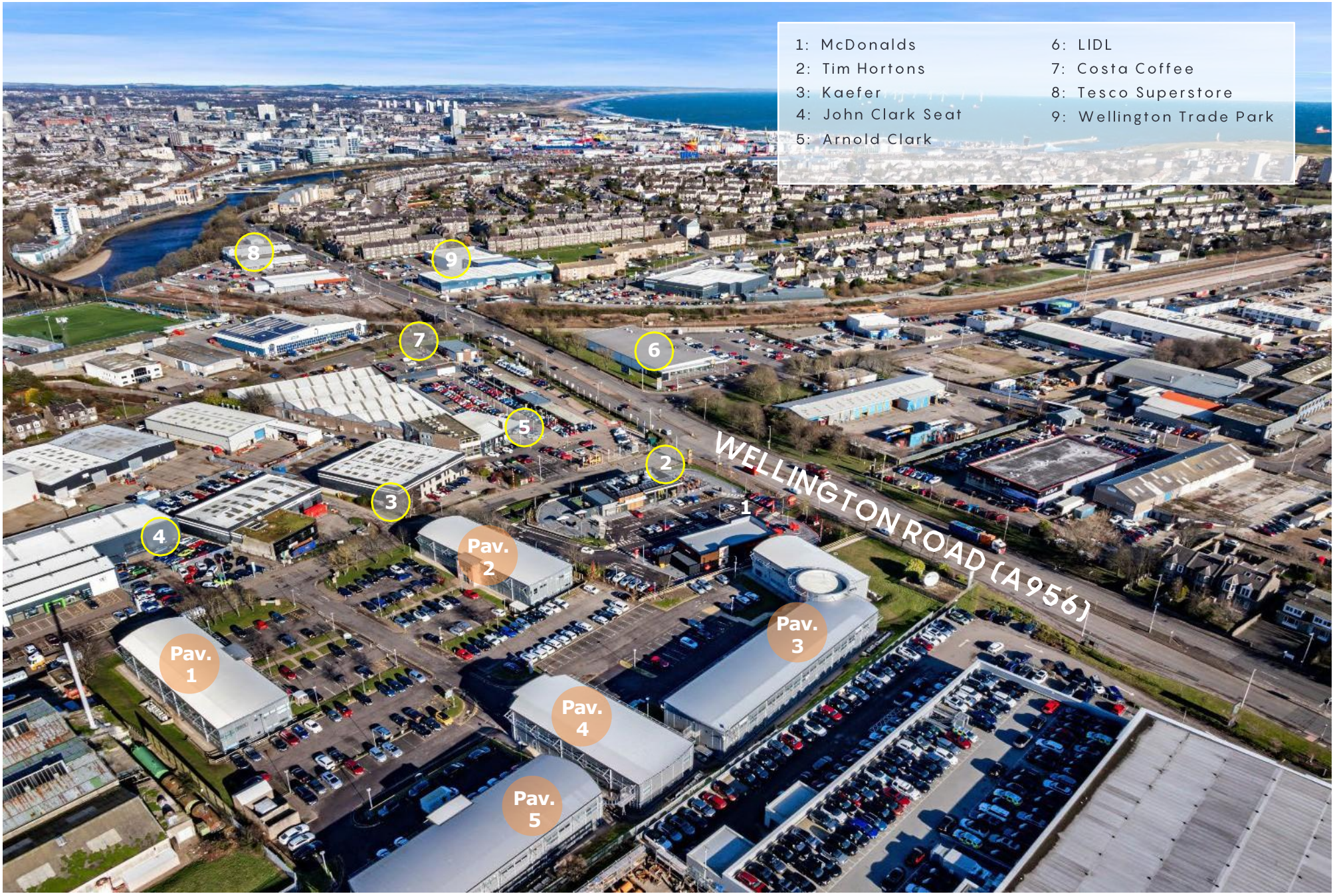
OFFICE SUITES LOCATED WITHIN ESTABLISHED BUSINESS PARK

GRAHAM SIBBALD



**Craigshaw Business Park,
Craigshaw Road, Aberdeen,
AB12 3QH**

- Very flexible lease terms and incentive packages available
- Excellent connectivity to key transport networks
- Generous on-site car parking provisions
- Suites from 2,000 sqft - 11,000 sqft


1: McDonalds
2: Tim Hortons
3: Kaefer
4: John Clark Seat
5: Arnold Clark
6: LIDL
7: Costa Coffee
8: Tesco Superstore
9: Wellington Trade Park
WELLINGTON ROAD (A956)
Pav. 1
Pav. 2
Pav. 3
Pav. 4
Pav. 5

LOCATION

Craigshaw Business Park is ideally located as an established business location approximately 2 miles south of Aberdeen city centre. Accessed via Craigshaw Road, the site is adjacent to Wellington Road providing ease of access to main trunk roads across the city and shire. Craigshaw Business Park can be quickly reached by the AWPR which is a significant factor in reducing drive times to all peripheral business locations and the airport. Occupiers within close proximity include John Clark SEAT and Skoda Garages, McDonald's, Tim Hortons and LIDL supermarket.

TRAVEL TIMES

City Centre / Train / Bus Station: 7 min

Stonehaven: 15 min

Westhill: 15 min

Dyce: 20 min

Aberdeen International Airport: 20 min

Bridge of Don: 30 min



DESCRIPTION

The site provides modern detached pavilions all of which are arranged over ground and first floors benefitting from the following:

- Reception area
- Comfort cooling and raised access floors throughout
- Open plan floor plates incorporating internal partitioning creating office and meeting spaces
- Tea prep and W.C facilities serving each suite
- Extensive car parking provisions available

ACCOMMODATION

Suites are available on this site ranging from 2,000 and 11,000 sq.ft on a Net Internal Area (NIA) basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

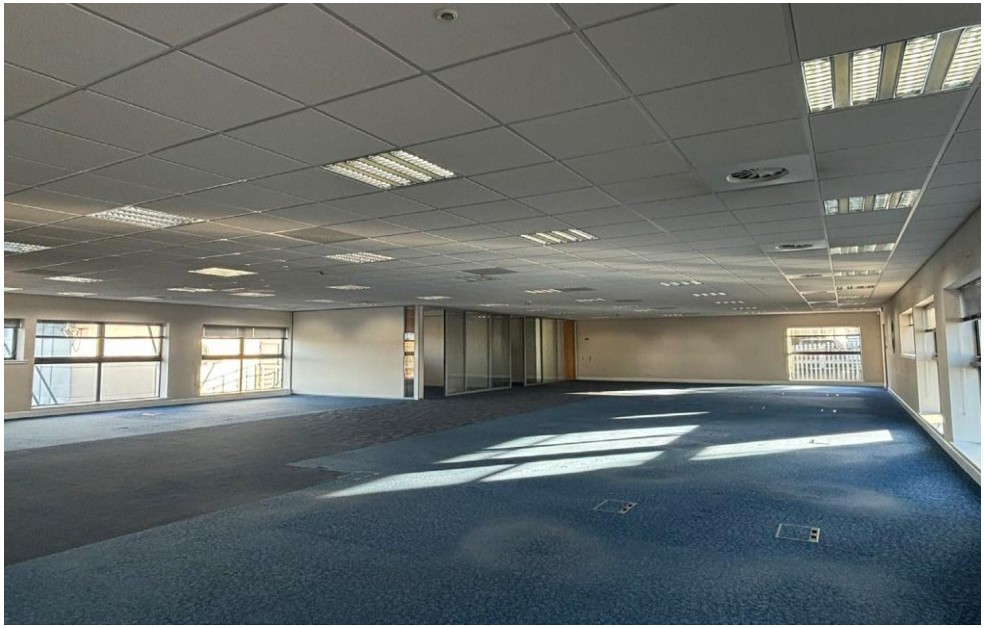
RENT

Competitive incentives available with further details available upon application.

LEASE TERMS

The subjects are available on the basis of new Full Repairing and Insuring leases of negotiable duration.





BUSINESS RATES

The rates payable equate to c. £7.00 per square ft.*

Rates relief may be available via Fresh Starts Relief to qualifying occupiers/properties.

*Based upon Rateable Values Effective April 1st 2026.

SERVICE CHARGE

Applicable for common area and building maintenance. Further information available on request.

EPC

A copy of the EPC and Recommendation Report can be provided upon request

VAT

Payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents.



Craigshaw Business Park and neighbouring drive thrus





To arrange a viewing please contact:



CHRIS ION
Partner
chris.ion@g-s.co.uk
07717 425 298



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

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham +Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: December 2025

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.