To Let

Craibstone Business Park

Bucksburn, Aberdeen AB21 9TN



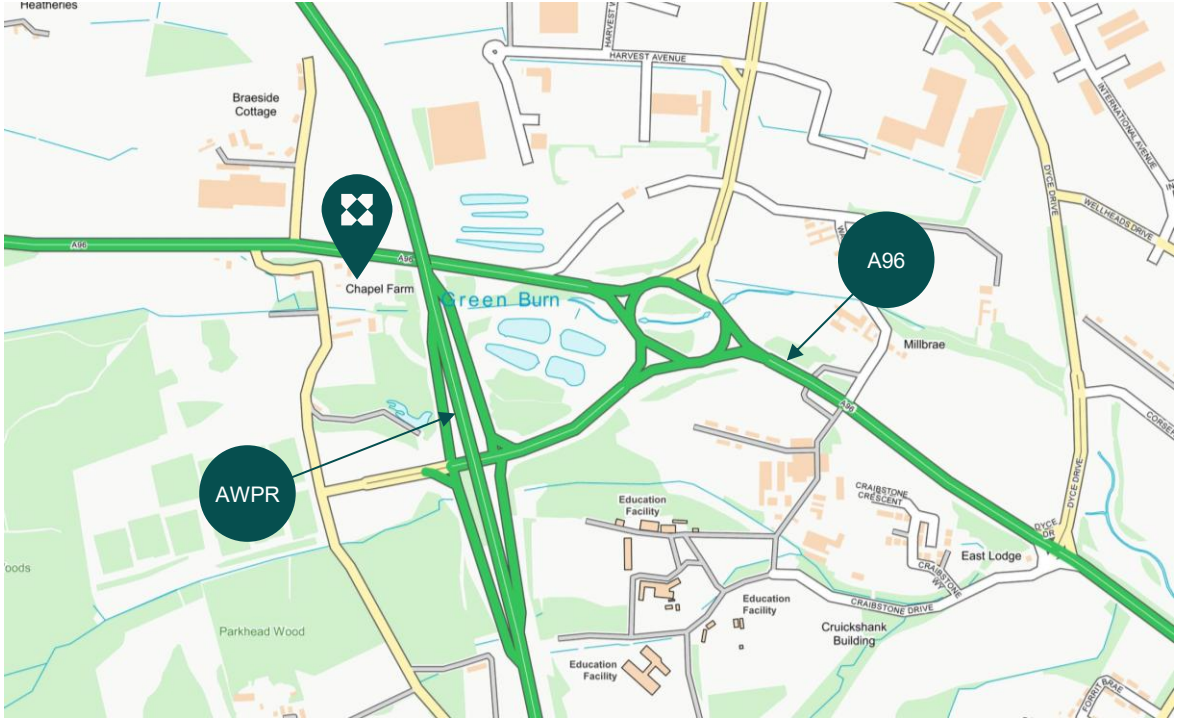
1.27 acres (5,136 sq m / 55,285 sq ft)

- Secure yard and storage space
- Includes modern, detached office and storage shed
- Benefits from a wash bay with interceptor

Your partners in property

Location

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The property is located within Craibstone Business Park, which can be accessed directly from the Craibstone Junction of the Aberdeen Western Peripheral Route (AWPR).

The prime industrial estates within Dyce and Aberdeen International Airport are located within 5 minutes drive of the subject property.

By Road
Approximate road travel distances are as follows:

AWPR:	0.5 miles
ABZ Business Park	1.2 miles
Aberdeen International Airport:	1.3 Miles
Aberdeen City Centre	6.7 miles

Description



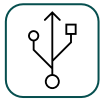
Good Sized Yard



Warehouse storage



Office accommodation



Connections to all mains services



Car Parking

The yards are secured by palisade fencing and are laid in hardcore. Further benefits include:

Yard 1

- Wash bay with interceptor.
- Storage shed
    - Link-detached shed extending to 78.70 sq m (847 sq ft)
    - Roller shutter door and passenger door access
    - Connections to all main services
    - Car parking
- Detached office
    - Extending to 27.69 sq m (298 sq ft)
    - Modern fitout throughout including electric heating and perimeter trunking
    - Benefits from tea prep and kitchen facilities
    - Dedicated car parking spaces

Yard 2

- Rubb building providing covered storage space
- 2 x 20ft containers for additional storage

Accommodation

The subject provides the following Site Area (SA):

Description	Sq m	Sq ft	Acres
Yard 1	1,867	20,101	0.46
Yard 2	3,269	35,184	0.81
Total	**5,136**	**55,285**	**1.27**

The buildings within Yard 1 provide the following Gross Internal Area (GIA):

Description	Sq m	Sq ft
Storage shed	78.70	847
Office	27.69	298
Total	**106.39**	**1,145**

Rent and Terms

The yards are available separately:
Yard 1 – £30,000 per annum
Yard 2 – £30,000 per annum

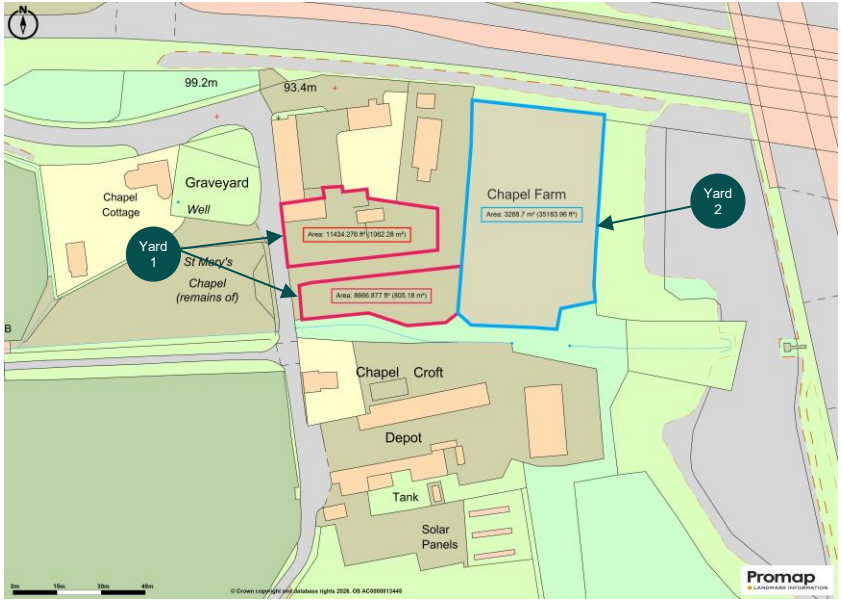
Or as a whole:
Yard 1 + 2 – £55,000 per annum

The accommodation is available to let by way of a new lease, terms to be agreed.

Rateable Value

The subject is currently entered into the Valuation Roll with a combined Rateable Value of £38,350 and a rates payable of £18,446.35.

If Yard 1 is occupied in isolation, you can apply for relief through the Small Business Bonus Scheme, subject to the occupier satisfying certain criteria.



Yard 1:











Yard 2:











Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Legal Costs

Each party to bear their own legal costs.

VAT

The property is not elected for VAT.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents:

Knight Frank



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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.

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Particulars dated July 2026. Photographs dated July 2026.

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