



CRAIGSHAW CRESCENT,  
WEST TULLOS,  
ABERDEEN AB12 3AW

TO LET  
INDUSTRIAL / CAR SHOWROOM  
DEVELOPMENT OPPORTUNITIES



5.18 ACRE DEVELOPMENT SITE

A development by:  
KNIGHT PROPERTY GROUP





# LOCATION

The Hub occupies a strategic position on the corner of Craigshaw Drive and Craigshaw Crescent within West Tullos Industrial Estate. The estate lies approximately 1.5 miles south of Aberdeen City Centre and is accessed from the A956 Wellington Road, which in turn provides direct access to the A90, City Centre and Harbour.

Due to excellent transport links, the area has attracted a number of automotive occupiers and it is considered the main location in the city for car showrooms. In addition there are a number of other industrial occupiers in the vicinity.







UNIT A

	SQ M	SQ FT
Warehouse	525.7	5,658
Office	337.2	3,629
TOTAL	862.9	9,287
Concrete Yard	1,427.0	15,360
Car Parking Spaces	25	

UNIT B

	SQ M	SQ FT
Warehouse	1,027.1	11,054
Office	423.2	4,555
TOTAL	1,450.3	15,609
Concrete Yard	2,061.0	22,184
Car Parking Spaces	40	

UNIT C

	SQ M	SQ FT
Car Showroom	1,393.5	15,000
Car Parking spaces	113	



UNITS

	SQ M	SQ FT	CAR PARKING SPACES
A	278.7	3,000	7
B	278.7	3,000	7
C	278.7	3,000	7
D	278.7	3,000	7
E	278.7	3,000	7
F	278.7	3,000	7
G	464.5	5,000	12
H	464.5	5,000	12

UNIT J

	SQ M	SQ FT
Car Showroom	1,393.5	15,000
Car Parking spaces	112	

Please note layouts are indicative and can be tailored to suit a specific requirement.

## OUTLINE SPECIFICATION



7 metre internal eaves height



3 phase electrical supply



Energy Performance Rating  
— Target of A



LED lighting



Fully insulated energy efficient  
composite metal cladding  
systems



Electrically operated roller  
shutter doors

## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

## RENTAL

Information on the quoting rent is available on application.

## LEGAL COSTS

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

## ENERGY PERFORMANCE CERTIFICATE

The units have a target EPC rating of A.

## VAT

All figures quoted are exclusive of VAT.

## RATEABLE VALUE

The properties will need to be assessed upon occupation.



To discuss how Knight Property Group can accommodate you at The Hub, please contact our joint letting agents:

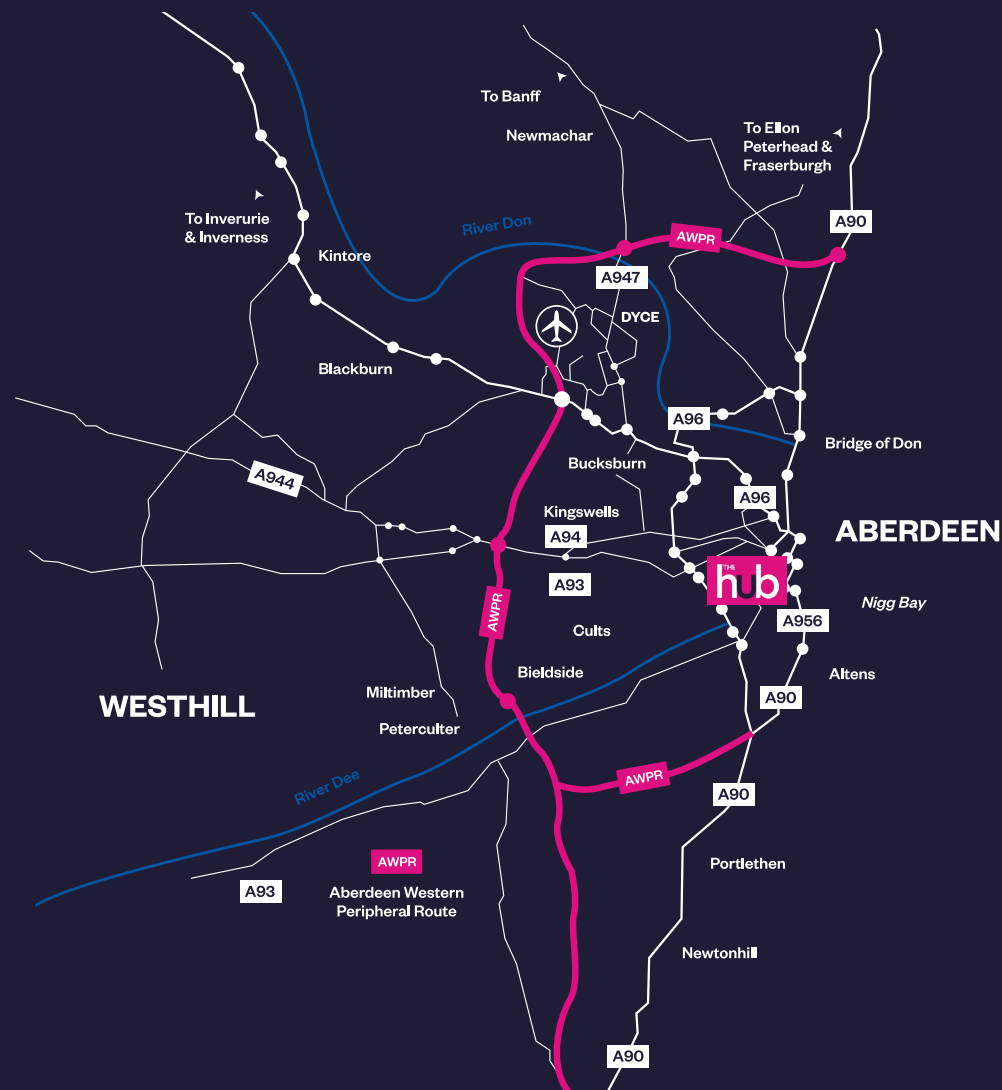
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Further information is available at:  
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