



thainstone





Thainstone location

The development is situated to the south west of Inverurie, a commuter town located 16 miles North West of Aberdeen. Inverurie has become an ever-popular commercial location for companies, which has been driven by the lack of supply in Aberdeen and the subsequent rising rental rates.

The park itself is located adjacent to the A96, the main Aberdeen to Inverness Road – offering excellent transport links. Aberdeen, the Energy Capital of Europe is a mere 15-20 minute drive away.

Aberdeen International Airport, handling over 3.5 million passengers per year, is located only 11.7 miles from the development. The airport is currently in the process of expanding, with daily flights from locations such as London, Paris, Frankfurt, Amsterdam, Stavanger and Copenhagen.

Connectivity is one of Thainstone Business Park's primary benefits – direct access to the A96 Aberdeen to Inverness road and close proximity to one of the main junctions linked to the forthcoming AWPR.

Where town meets country

Thainstone Business Park is a modern commercial development, providing high quality offices, functional industrial accommodation along with ample yard areas. The aim of the Park is to offer modern work space within a breathtaking rural setting.

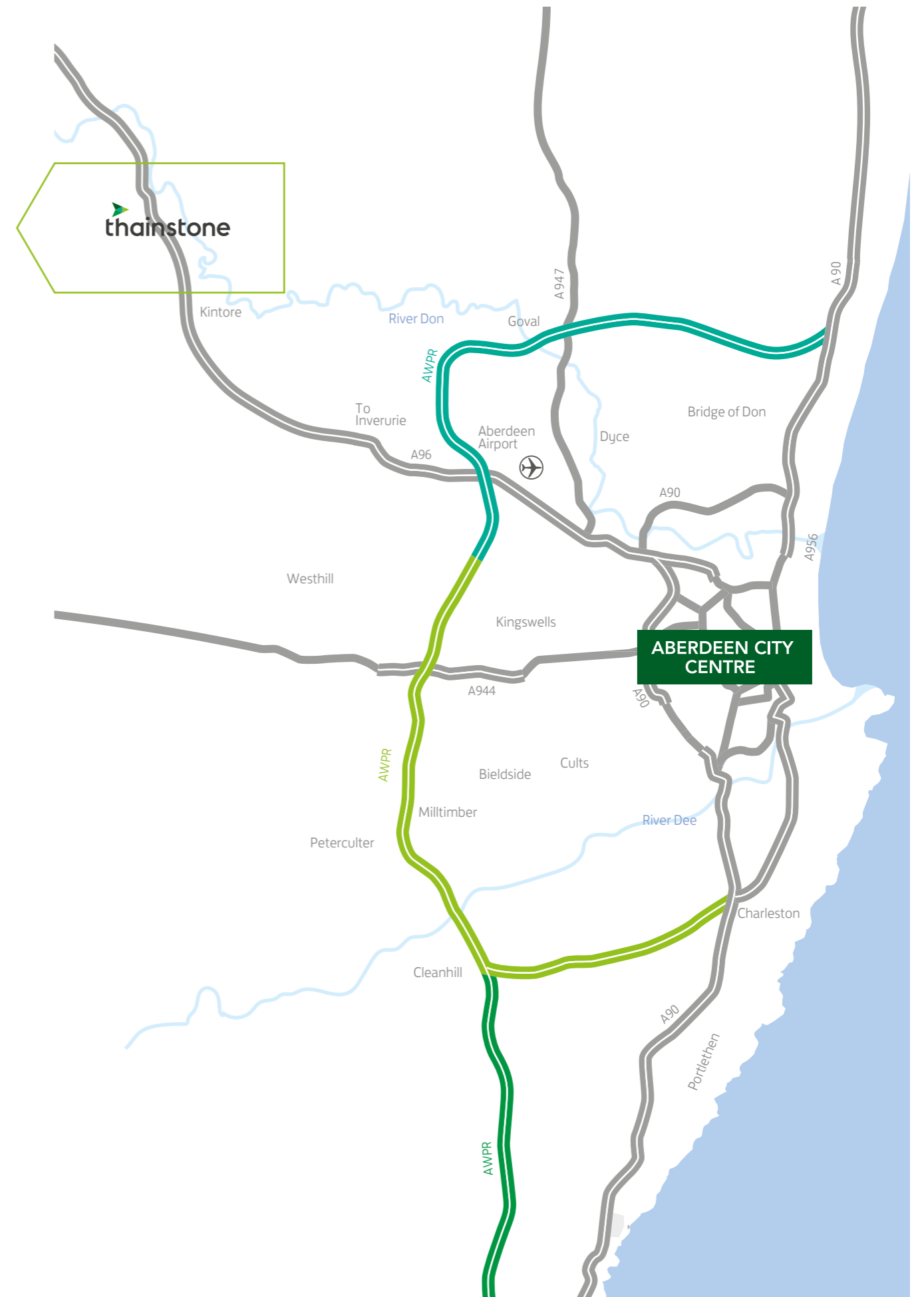
Situated adjacent to the A96 and in close proximity to Inverurie and Dyce, the Park occupies a key location with excellent access to Aberdeen Airport and the Aberdeen Western Peripheral Route (AWPR). This is scheduled for completion by the end of 2017 and will substantially improve links from the north and south of Aberdeen to the airport.

Travel Times

Aberdeen Airport : 11.7 miles (17 minutes)

Inverurie Train Station : 2.7 miles (8 minutes)

Aberdeen City Centre : 15 miles (29 minutes)





Planning

The site has flexible designation within the current Local Plan and can accommodate a wide range of uses, including Office, Hotel, General Industrial and Warehousing uses.

Development

Providing a total developable area of 65.03 acres (26.31 hectares). Fully serviced sites and bespoke building solutions can be made available for sale or for lease on flexible arrangements, subject to certain minimum requirements.

Design and specification can be tailored to meet individual requirements.

Specification

- 65.03 acre business park set in a rural setting but with access to Inverurie, Blackburn, Kintore & Dyce
- One of Scotland's key north east commercial & industrial corridors
- Fully serviced for office & industrial developments, with opportunities for substantial secure storage yard
- On-site business centre
- On-site conference / function & meeting facilities
- On-site bar & restaurant

Office Specification

- Open plan flexible floor plates
- 150mm fully raised floors
- Suspended ceiling
- LG7 compliment lighting
- 2.7m floor to ceiling height
- Male, female and disabled toilet facilities
- Shower facilities
- Modern Kitchen/Break out areas
- Generous on site car parking provision

Workshop Specification

- Steel portal frame construction
- Concrete floor
- 7.5m eaves height
- Electronically operated roller shutter doors
- 3 phase power
- SubstantialSecure concrete yards



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