



# thainstone

business park

Built to suit opportunities available

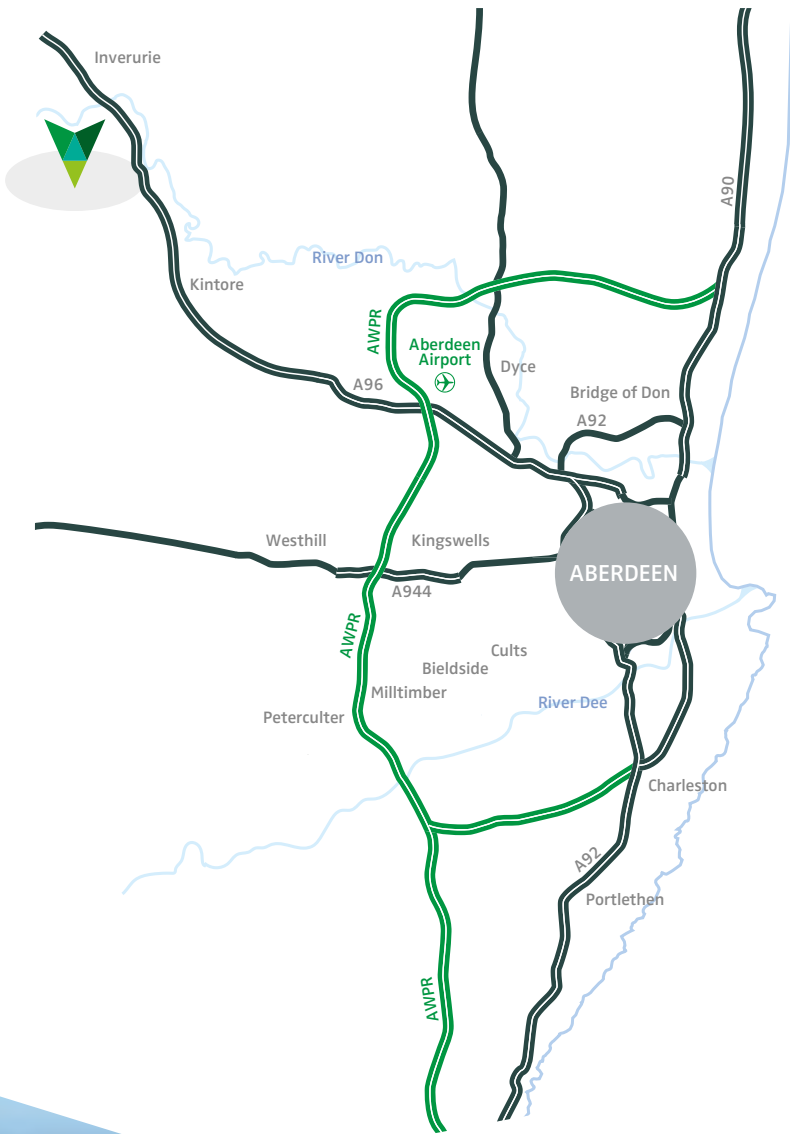


65 acres  
(26.31 hectares)



Inverurie, AB51 5XZ  
[www.thainstonepark.com](http://www.thainstonepark.com)





## LOCATION

**Thainstone Business Park is located approximately 15 miles north west of Aberdeen City Centre providing an excellent location in a country setting.**

The park is situated in close proximity to Blackburn and Inverurie and surrounding occupiers include; James Laing & Sons, Baker Hughes, Hunter Construction, Paradigm Drilling Services, Alchemy Oilfield Services.

The business park has immediate access to the A96 Aberdeen to Inverness route. Its accessibility from all directions has also been assisted by the opening of the Aberdeen Western Peripheral Route (AWPR).

Aberdeen International Airport, handling over 3.5 million passengers per year, is located only 10 miles from the development.

## TRAVEL TIMES

Aberdeen International Airport .....10 minutes  
 Inverurie Train Station.....08 minutes  
 Aberdeen City Centre.....25 minutes





### THE BUSINESS PARK

Thainstone Business Park totals approximately 65.03 acres (26.3 hectares) and will appeal to both office and industrial occupiers.

The development will be a fully branded site with clear estate signage and pro-active estate

management, all within a secure environment. High levels of landscaping and road infrastructure will be completed shortly.



### DEVELOPMENT

The developers are in a position to sell or lease sites and buildings or alternatively, provide bespoke “turnkey” solutions for onward occupation. Design and specification can be tailored to meet individual requirement.

### PLANNING

The site has obtained outline planning consent for Use Classes 4, 5 and 6 under The Town and Country Planning (Scotland) Act.

### BENEFITS

- **On-site conference / function & meeting facilities**
- **On-site bar & restaurant**
- **Excellent road connection to Aberdeen and Aberdeen Airport**

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