

LAST REMAINING  
SITE

## DEVELOPMENT SITE

- > SERVICED DEVELOPMENT
- > PLANNING CONSENT FOR INDUSTRIAL DEVELOPMENT PREVIOUSLY GRANTED
- > LAST REMAINING SITE
- > AREA – 0.506 HECTARES (1.25 ACRES)



FOR SALE

**SITE 6, SILVERTREES BUSINESS PARK, WESTHILL, AB32 6BH**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## Fully Serviced Development Site Within Popular Business Location.

### LOCATION

The site is located within Westhill which is located approximately six and a half miles from Aberdeen City Centre. Westhill is a popular business location where a number of global energy occupiers can be found. The area has witnessed significant development in recent years making the location a strong business location within the office and industrial sectors.

The area has been further enhanced due to the completion of Aberdeen Western Peripheral Route (AWPR) ensuring that the area has excellent transportation links to all parts of the City and the Scottish Motorway Network.

The site is situated within Silvertrees Business Park, which is accessed off the north side of Tarland Road. Other occupiers located immediately adjacent include SVS (Specialist Valve Services), Swagelok, Oilenco, ROVOP and Robertson Granite.

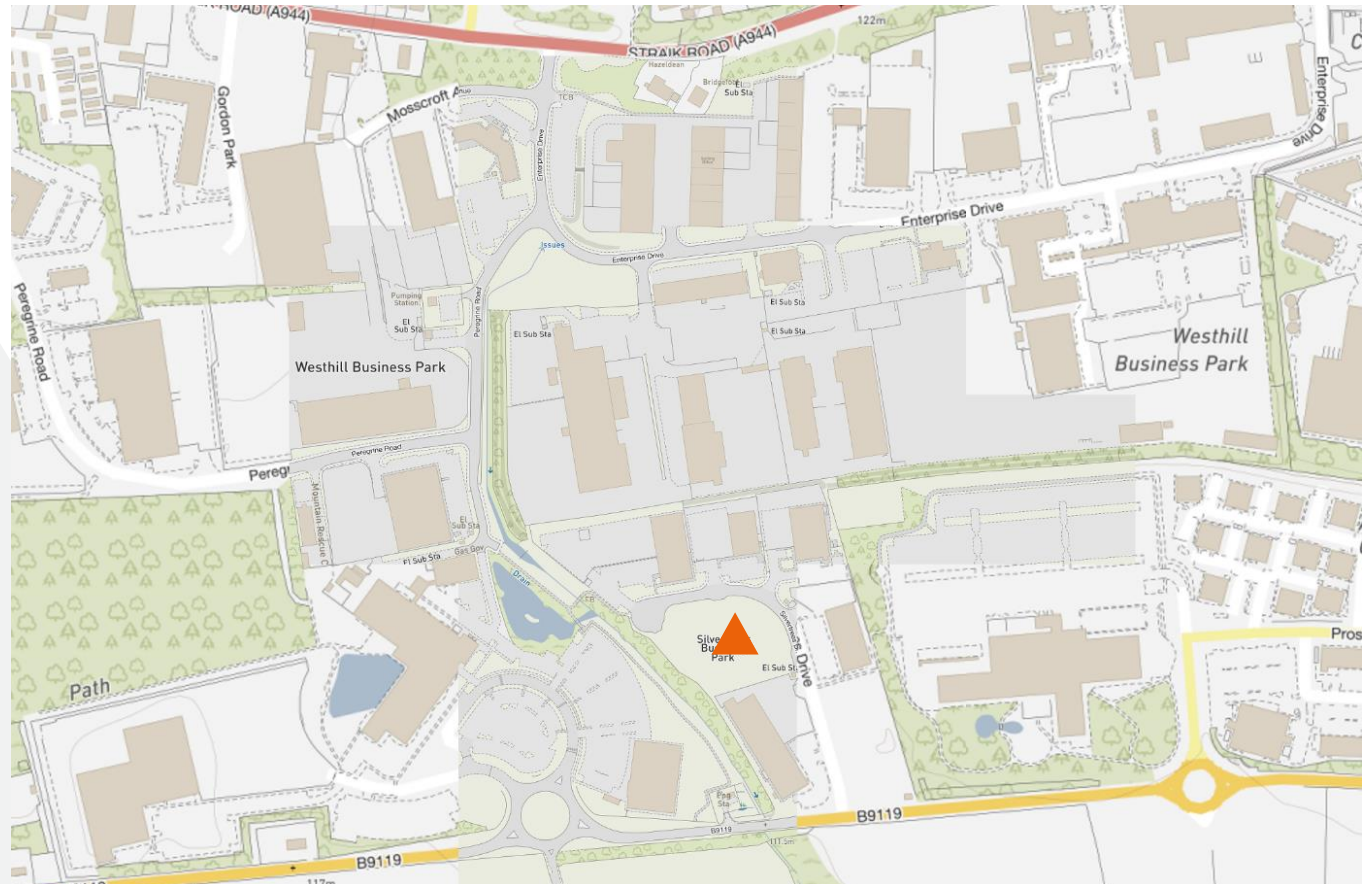
### DESCRIPTION

The subjects comprise of a development site accessed from Silvertrees Drive which is regularly shaped and ready for development.

### ACCOMMODATION

	Hectares	Acres
Site 6	0.506	1.25

The above has been calculated using online mapping software.



## Turnkey Packages Also Available.

### PLANNING

Planning consent was secured on 8<sup>th</sup> February 2016 for the Erection of 2 No. Offices and Warehouses with Associated Car Parking and Hardstanding extending to:

Unit 1 – 343 sqm Class 4 and 530 sqm Class 6

Unit 2 – 297 sqm Class 4 and 471 sqm Class 6

Further detail is available at:

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?keyVal=NTDL7TCAGV600&activeTab=summary>

### SINGLE BUILDING DEVELOPMENT

As part of a site sale our client would consider a competitive turnkey development where they deliver the full building on your behalf to include fit out.

This would be designed to your exacting needs with further information available upon request.





**PRICE**

Upon Application

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate.

**LEGAL COSTS**

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, Registration Dues, Etc.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

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