



For Sale

Rare opportunity to purchase a 17,183 sq ft modern, standalone industrial unit in a popular business park environment.

- Rare opportunity to purchase
- Good quality warehouse and office accommodation
- Large secure yard
- 5.2m eaves
- Standalone unit
- Large staff car park

Unit at Blackburn Business Park

Woodburn Road, Blackburn, Aberdeen, AB21 0RX

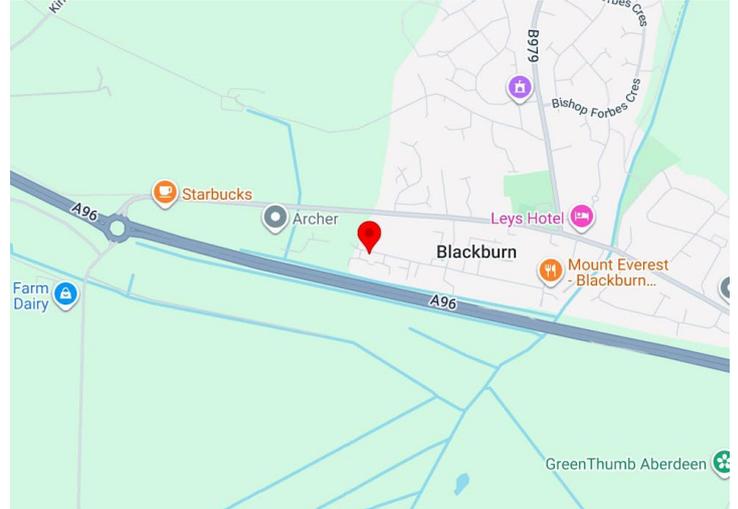
17,183 sq ft

1,596.35 sq m

Reference: #353425

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Description

This modern industrial facility comprises a substantial warehouse building with integrated two-storey office accommodation, positioned on a secure hardstanding site within Blackburn Industrial Estate.

The warehouse features a steel portal frame warehouse with profiled metal cladding and composite roof panels incorporating translucent rooflights. The warehouse benefits from concrete flooring suitable for heavy industrial use and substantial eaves height accommodating overhead crane operations. The facility includes two raised mezzanines providing additional operational or storage space. The warehouse benefits from LED lighting and an electrical roller shutter door.

The property has a two storey office block on the front elevation which offers modern space across open plan and modular suites. There are kitchens, canteens and toilets throughout. Externally, the property benefits from a substantial, dedicated and secured yard along with a large car park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	11,515	1,069.78	Available
Unit - Office	5,668	526.57	Available
Mezzanine	4,355	404.59	Available
Outdoor - Yard	16,823	1,562.91	Available
Total	38,361	3,563.85	

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Location

This property benefits from a strategic location in Blackburn, positioned to capture both Aberdeen's economic activity and the broader northeast Scotland market. The site offers strong connectivity advantages with direct A96 access providing efficient routes to Aberdeen city centre and the Aberdeen Western Peripheral Route which excellently serves Dyce, Westhill and Bridge of Don. This location combines the accessibility benefits of a major transport corridor with the operational advantages of an established business park.

The Blackburn Industrial Estate setting provides a mature business environment with established infrastructure and a diverse tenant mix spanning office and industrial uses. The neighbouring Westpark development adds convenience amenities including food services and EV charging infrastructure.

Viewings

Strictly by appointment via the listed agents.

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