

HUTCHEON
MEARNS
REAL ESTATE

The Portfolio

OCTOBER 2023

Born in March 2023, we established Hutcheon Mearns Real Estate because we love what we do, and because we are ready to offer clients exactly what they want from their specialist advisor.

Creating a real estate proposition for our clients was a natural, progressive and innovative next step for Hutcheon Mearns after successfully establishing a deals advisory business in 2018.

We take pride in being fresh and forward thinking – in combining over 15 years of experience in the Scottish market with new drive and energy.

It equips us to challenge the status quo with an approach founded upon good honest advice; we treat each property as if it were our own.

We are loyal, we are driven and we get the job done.



**We are Hutcheon
Mearns Real Estate.**



“The journey so far has been amazing and we are so appreciative of the support and loyalty we have received from so many clients.”

Iain Landsman
Managing Director

We provide a full range of property services – underpinned by experience and insights – across the commercial real estate sector.



Agency

- Lettings and Sales
- Sale & Leaseback
- Design & Build
- Lease Surrenders
- Market Appraisals
- Land Acquisition & Disposals



Occupier Services

- Acquisitions & Disposals
- Relocation, expansion & consolidation advice
- Market Appraisals
- Lease Re-Gears, Renewals & Rent Reviews
- Break Option Advice
- General Lease Advice



Corporate Finance

- Buy side & sell side support
- Debt & equity finance raising
- Business Valuations
- Business Modelling
- Outsourced interim support
- Preparation for business sale



Development

- Development Consultancy
- Feasibility Studies
- Master Planning
- Pre-Letting Advice
- Strategic Land
- Land Acquisition & Disposals



Investment

- Acquisitions & Disposals
- Sale & Leaseback
- Development Funding
- Strategic Asset Management



Lease Advisory

- Rent Reviews
- Lease Re-Gears & Renewals
- Break Option Advice
- General Lease Advice
- Expert Witness



Transaction Services

- Financial Due Diligence



Research

- Bespoke market reports

Industrial

Unit A3 Airport Industrial Park



Dyce > Terraced unit
To Let > 9,170 sq ft

Unit 12 Ashley Base



Dyce > Mid terraced unit
To Let > 5,361 sq ft

Unit 13 Ashley Base



Dyce > Mid terraced unit
To Let > 3,632 sq ft

Unit 7 Barratt Trading Estate



Bridge of Don > Mid terraced unit
To Let > 5,138 sq ft

Unit 8 Barratt Trading Estate



Bridge of Don > End terraced unit
To Let > 5,138 sq ft

Unit 12 Barratt Trading Estate



Bridge of Don > End terraced unit
To Let > 8,576 sq ft

Unit 13 Barratt Trading Estate



Bridge of Don > Mid terraced unit
To Let > 8,700 sq ft

Units 14-15 Barratt Trading Estate



Bridge of Don > End terraced units
To Let > 17,429 sq ft



Blackness Avenue



Altens > Detached unit
For Sale > 25,043 sq ft

Unit 7 Commerce Centre



Altens > Detached unit
For Sale > 7,170 sq ft

Units 5 – 6 Forties Industrial Centre



Altens > End terraced units
To Let > From 4,781 – 9,581 sq ft

Units 7 – 9 Forties Industrial Centre



Altens > Detached unit
To Let > 27,958 sq ft

Bay 2 Gourdieburn



Potterton > Mid terraced unit
To Let > 15,881 sq ft

Hareness Circle



Altens > Detached unit
For Sale > 24,348 sq ft

Units A – E, Block 1 Hareness Circle



Altens > Terraced units
For Sale / To Let > From 5,734 sq ft – 25,827 sq ft

Units 1 – 3 Hareness Trade Park



Altens > Terraced units
To Let > From 3,919 – 11,770sq ft

Industrial (continued)

Unit 8 Hareness Trade Park



Altens > Mid terraced unit
To Let > 3,964 sq ft

Unit 5 Marywell Commercial Park



Marywell > Semi-detached unit
To Let > 7,906 sq ft

Unit 6b Marywell Commercial Park



Marywell > Semi-detached unit
To Let > 8,295 sq ft

The Arc, Pitmedden Road



Dyce > Detached unit
To Let > 39,762 sq ft

Wellheads Crescent



Dyce > Detached unit
To Let / For Sale > 4,814 sq ft

50 Rosebank Terrace



City Centre > Detached unit
To Let > 1,195 sq ft

Unit 1 Stonewood Park



Dyce > Detached unit
For Sale > 6,201 sq ft

Woodside Road



Bridge of Don > Detached unit
For Sale > 211,829 sq ft



Unit 16 Kirkwood Commercial Park



Inverurie > Detached unit
> To Let > 39,442 sq ft

Mid Fiddes



Fordoun > Detached unit
> For Sale > 9,374 sq ft

Unit 5 Kirkhill Commercial Park



Dyce > Detached unit
> To Let > 18,201 sq ft

Offices

1 Queens Lane South



West End > First Floor Suite
To Let > 1,070 sq ft

The Monkey House, Union Terrace



City Centre > Open Plan Suites
To Let > From 3,009 – 10,190 sq ft

Suffolk House



Pitmedden Road, Dyce > Ground Floor Suite
To Let > 2,904 sq ft

AIBP B3, Level 2



Dyce > Modern Office Suite
To Let > 11,571 sq ft

Swire House



Souterhead Road, Altens > Detached Building
For Sale / To Let > 17,247 sq ft

Merchant Exchange, 24-26 Exchange St.



City Centre > Refurbished Suites
To Let > From 250 – 16,790 sq ft

393 Union Street



City Centre > First Floor Suite
To Let > 3,408 sq ft

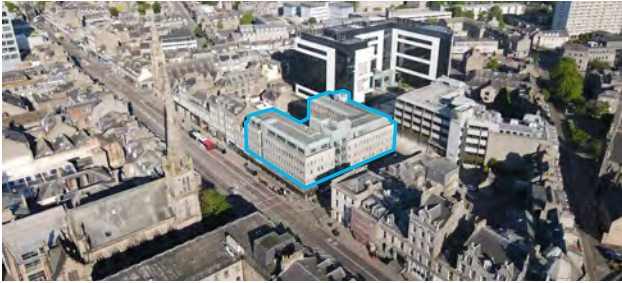
Union Point, Blaikies Quay



Harbour > Open Plan Suites
To Let > From 250 – 3,500 sq ft



Caledonian House, Union Street



City Centre > Open Plan Suites
To Let > From 500 – 37,291 sq ft

Land / Development Sites

Altens Farm Road



Altens > Commercial Development Sites
For Sale > From 2.19 – 9.71 acres

Yard A, Marywell Commercial Park



Marywell > Hardcore Storage Yard
To Let > 1 acre

AberdeenOne



Crawpeel Road, Altens > Commercial Development Sites
For Sale > From 2 – 8 acres

Pitmedden Road



Dyce > Tarmac Storage Yard
To Let > 2.15 acres

Blackness Road



Altens > Storage Yard / Development Sites
To Let / May Sell > From 2 – 4.479 acres

Souterhead Road



Altens > Concrete Storage Yard
To Let / May Sell > 1.95 acres

Hareness Road



Altens > Hardcore Storage Yard
To Let > 2.64 acres

Cairnrobin Industrial Park

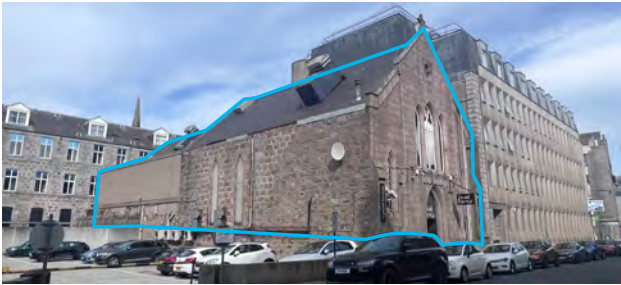


Marywell > Commercial Development Sites
> From 2 – 10 acres



Retail / Leisure

16 Dee Street



City Centre > Licensed premises
For Sale / To Let > 8,184 sq ft

199 Westburn Road



Rosemount > Double fronted retail unit
To Let > 938 sq ft

387A North Deeside Road



Cults > Mid parade retail unit
To Let > 278 sq ft



**HUTCHEON
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Get in Touch

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