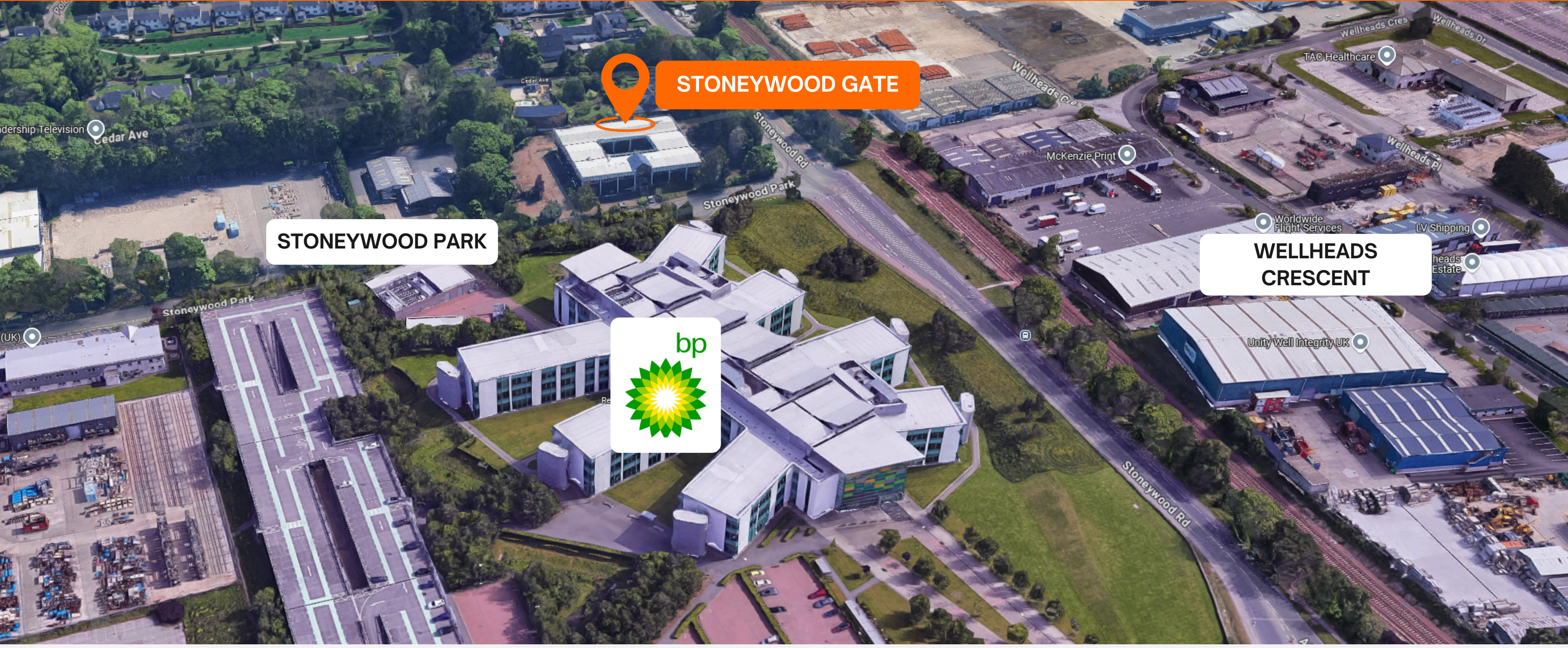


# FOR SALE: CONSENTED DRIVE-THROUGH AND EV CHARGING SCHEME (CLASS 3)

STONEWOOD GATE, STONEYWOOD PARK, DYCE, ABERDEEN AB21 7DZ



STONEWOOD GATE

STONEWOOD PARK



WELLHEADS CRESCENT



The property is located in a prime corner position at the entrance to Stoneywood Business Park, directly adjacent to BP's North Sea HQ.

Stoneywood Business Park is approximately five miles north west of Aberdeen city centre. Surrounding occupiers include BP, Dril-Quip, SKF and BHGE.

**STONEYWOOD GATE**

11kV HV Sub-Station

M&S



BP Recently viewed



Aloft Aberdeen TECA

**P&J LIVE**

**Aberdeen International Airport**

**ONE**  
OPPORTUNITY NORTH EAST

Lionrock Energy Services

ABZ Business Park



Oceaneering

**OCEANEERING**

Aberdeen International

SRUC, CRAIBSTONE

SRUC Animal Care Unit

**CROWNE PLAZA**  
HOTELS & RESORTS



**moxy**  
HOTELS

**Holiday Inn**

**Premier Inn**



## 01

### PLANNING SECURED

Planning Secured for re-development of site to include change of use to form a mixed-use of 4 business units (class 4), 2 ancillary café/restaurant units (class 3) with drive thru takeaway (sui generis), electric vehicle charging hub, car parking, soft landscaping and associated works

## 02

### AVERAGE DAILY VEHICLE FLOW

18,000+ vehicles

## 03

### PROMINENT ROAD SIDE LOCATION

Drive-through restaurant located at the front North side of the site. Site Accessed from A947, a main arterial route into the City Centre from North Aberdeen

## 04

### CONVENIENCE

Easily accessible from residential areas of Dyce & Stoneywood resulting in excellent levels of passing trade.

## 05

### STATUS AND AVAILABILITY

Site fully enabled and cleared. Immediate purchase or lease available for drive-through with EV plot.

## 06

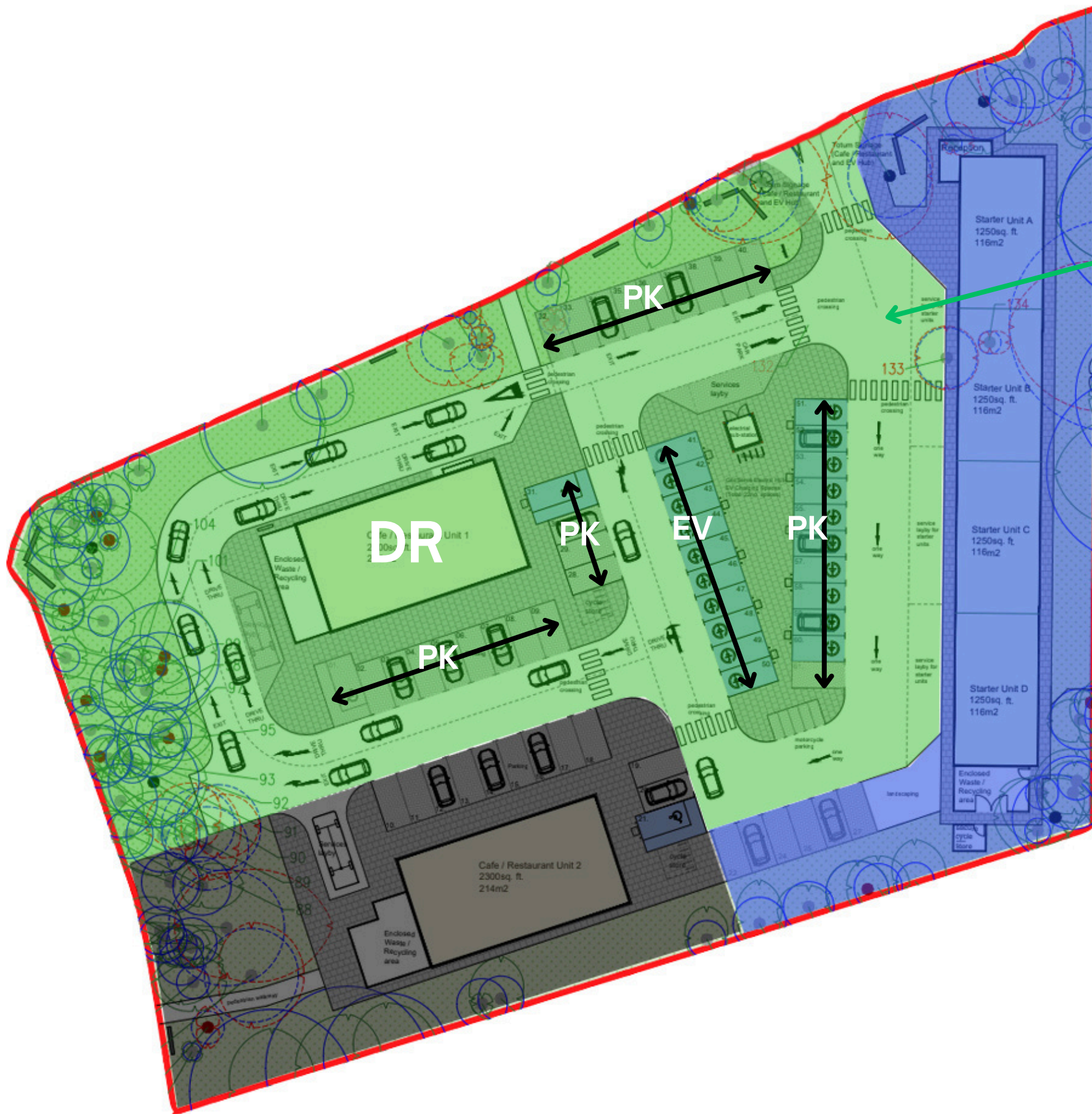
### TOTAL SIZE

Circa 1.1 acre

## 07

### POWER SUPPLY

17.3MW availability at local 11kV Sub-station (SSEN)



**What's Included:**  
Everything in green

**DR**  
DRIVE-THROUGH/RESTAURANT  
214 sqm (2,300 sq ft)

**EV**  
EV PARKING  
10 bays

**PK**  
NON-EV PARKING  
33 spaces

SEE DETAILED PLANS VIA [THIS LINK](#)

# STONEYWOOD GATE

STONEYWOOD PARK, DYCE  
ABERDEEN AB21 7DZ

ALL ENQUIRIES:

**LANDED.**  
Real Estate

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