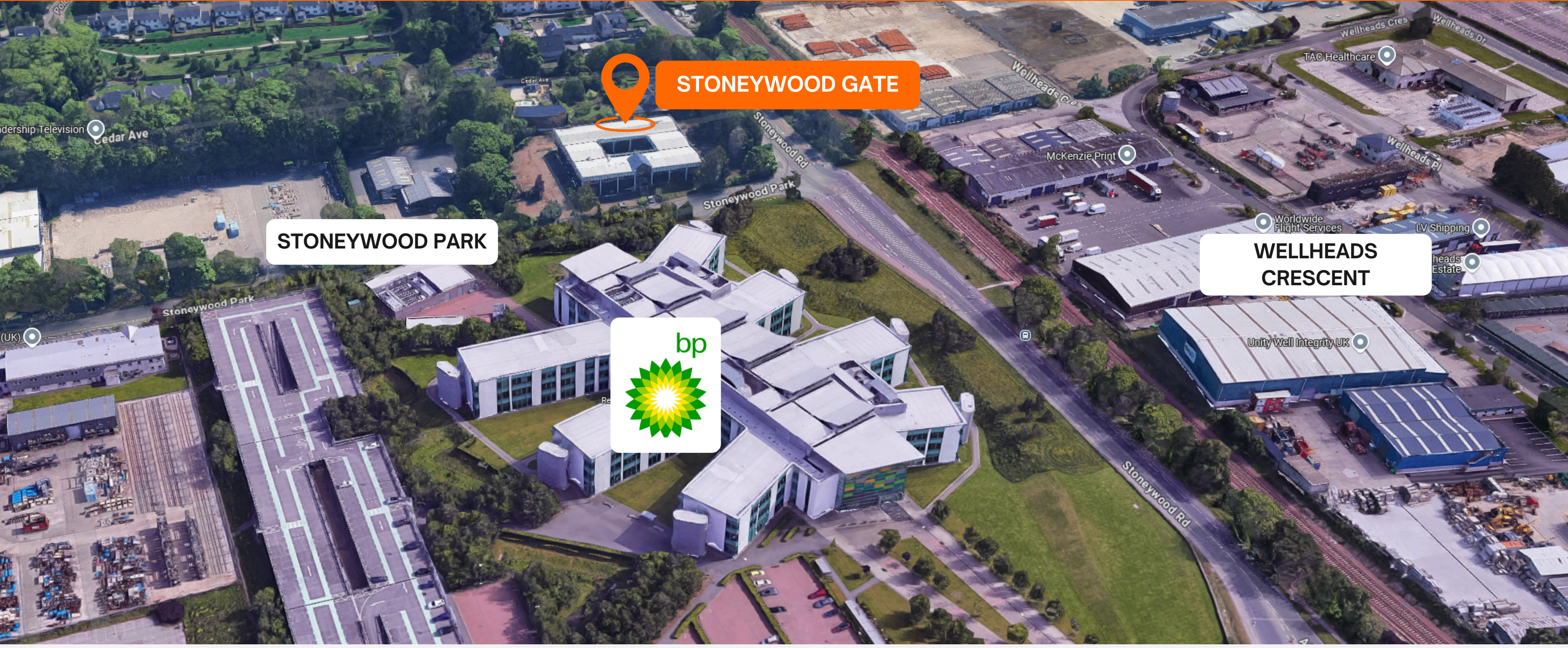


FOR LEASE: 5,000 SQ. FT. OF BUSINESS AND INDUSTRIAL SPACE (CLASS 4)

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



STONEYWOOD GATE

STONEYWOOD 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

Industrial units located at the North and East 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 lease available.

06

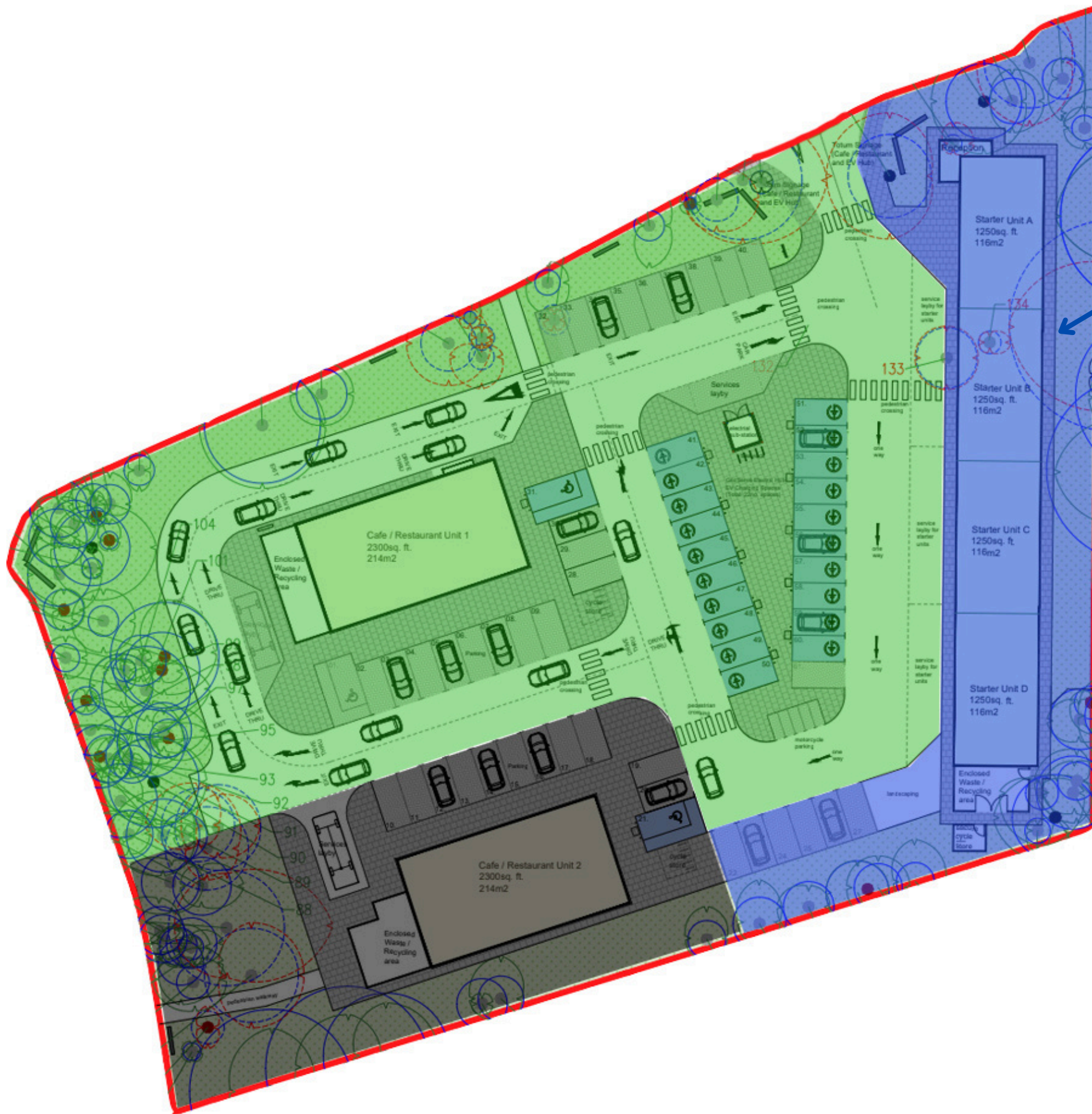
TOTAL SIZE

Circa 0.4 acre

07

POWER SUPPLY

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



What's Included:
Everything in blue

BU

BUSINESS UNITS WITH RECEPTION AREA

4 business units. Each at 116 sqm (1,250 sq ft)

Reception Area: Circa 9.30 sqm (100 sq ft)

Total: 464 sqm (5,000sq ft)

PK

NON-EV PARKING

7 spaces

[SEE DETAILED PLANS VIA THIS LINK](#)

STONEYWOOD GATE

STONEYWOOD PARK, DYCE
ABERDEEN AB21 7DZ

ALL ENQUIRIES:

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