

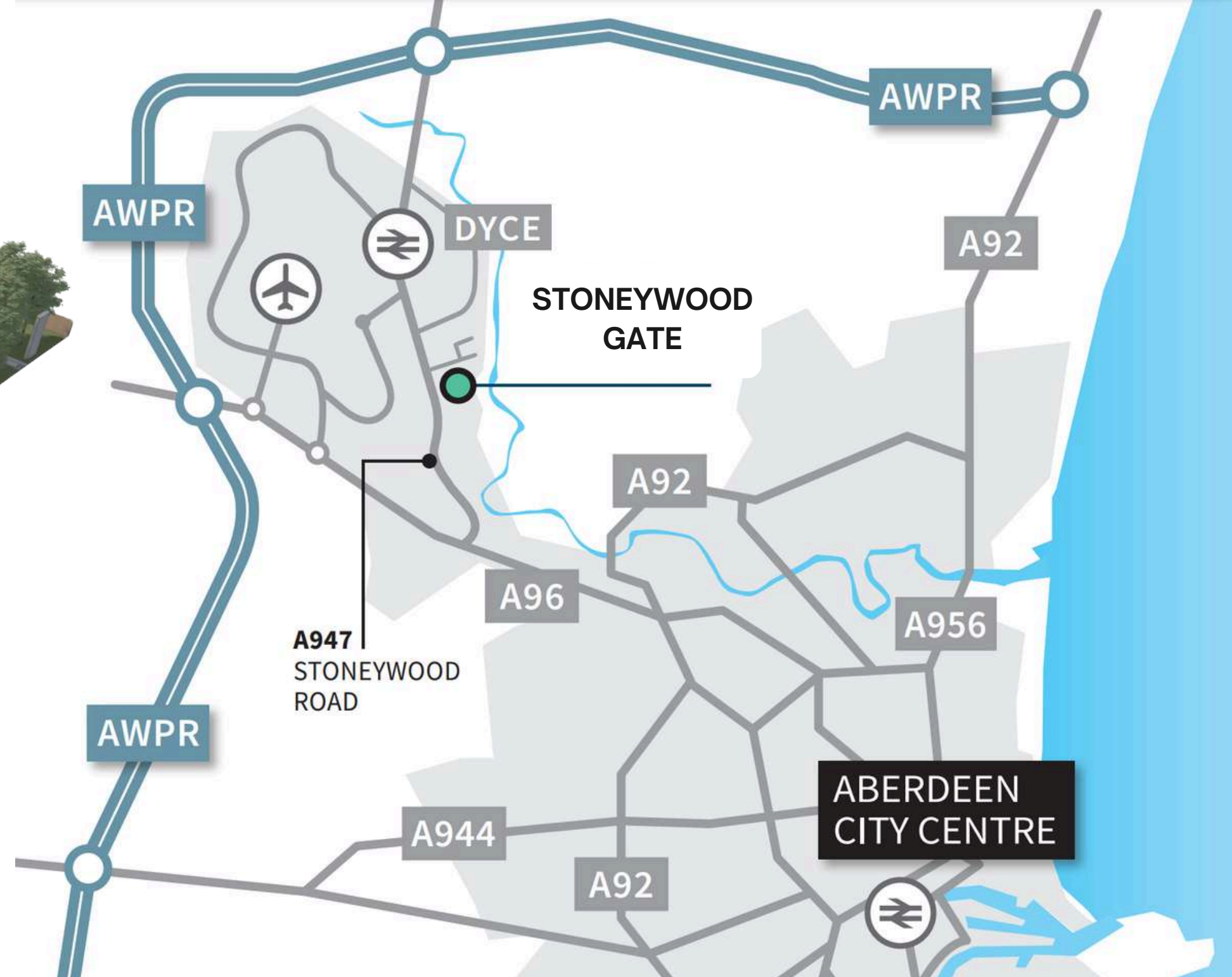
FOR SALE: CONSENTED DRIVE-THROUGH AND EV CHARGING SCHEME

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



CBRE





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

co-op

bp

BP Recently viewed

LIDL

McDonald's

Aloft Aberdeen TECA

P&J LIVE

Aberdeen International Airport

ABZ Business Park

Lionrock Energy Services

oeo

Aker Solutions

Oceaneering

OCEANEERING

Aberdeen International

SRUC, CRAIBSTONE

SRUC Animal Care Unit

CROWNE PLAZA
HOTELS & RESORTS

Holiday Inn

moxy
HOTELS

Premier Inn

YourPark Inn

FARMHOUSE INNS

CoCity
live • work • play

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01

PLANNING SECURED

Planning Secured for: demolition of existing building and 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

ANNUAL AVERAGE DAILY FLOW

14,500 vehicles

03

PROMINENT ROAD SIDE LOCATION

Site Accessed from A947, a main arterial route into the City Centre from North Aberdeen

04

CONVENIENCE

Easily accessible from residential areas of Dyce & Stoneymood resulting in good levels of passing trade.

05

AVAILABILITY

Available to purchase in whole or part.

06

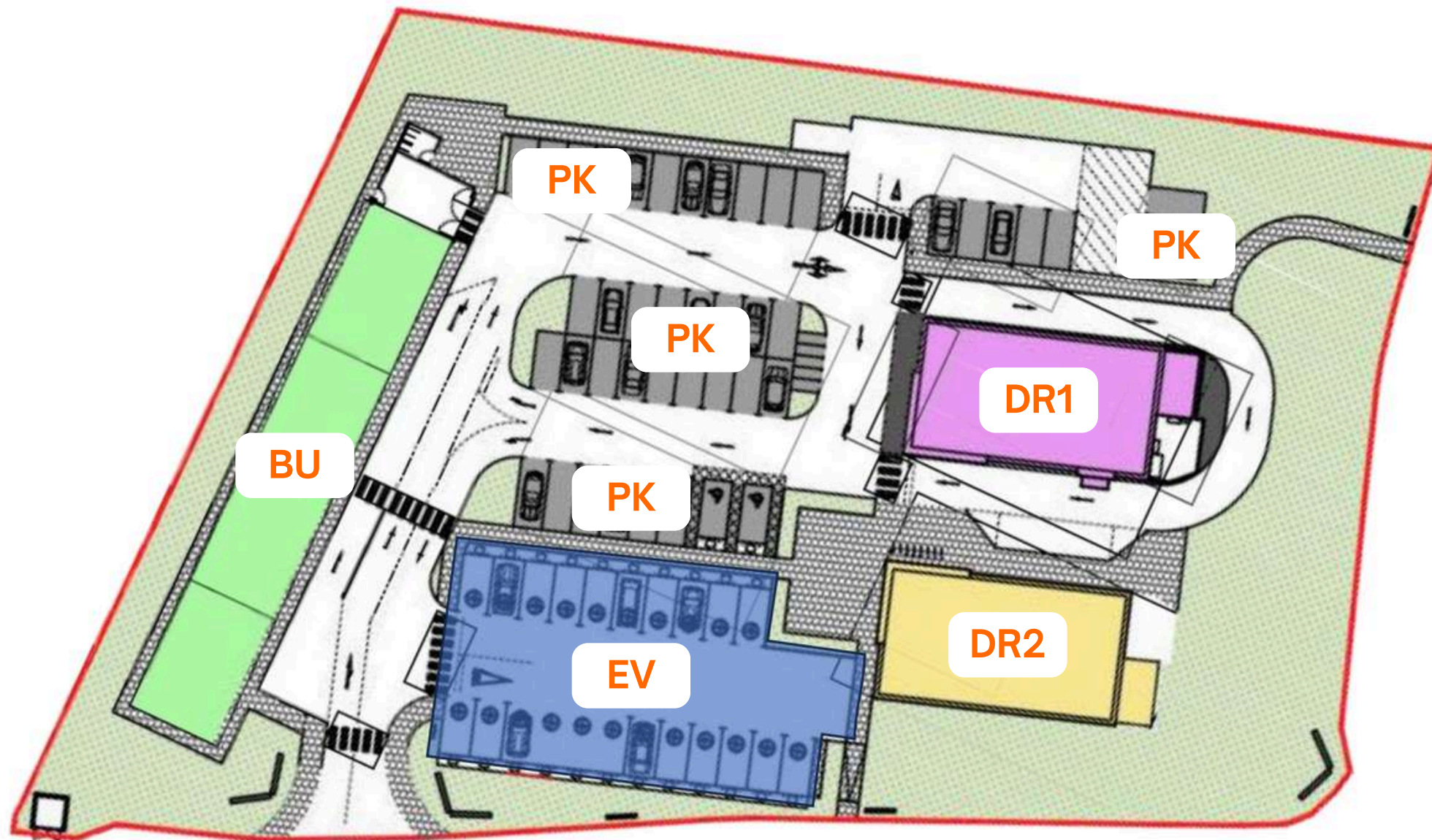
TOTAL SIZE

1.75 acres

07

POWER SUPPLY

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



DR1

DRIVE-THROUGH/RESTAURANT

222 sqm (2,400 sq ft)

DR2

DRIVE TO/RESTAURANT

222 sqm (2,400 sq ft)

BU

BUSINESS UNITS

4 business units. Each at 96 sqm (1,033 sq ft)

Total: 384 sqm (4,132 sq ft)

EV

EV PARKING

Up to 22 bays

PK

NON-EV PARKING

44 spaces

STONEYWOOD GATE

STONEYWOOD PARK, DYCE
ABERDEEN AB21 7DZ

ALL ENQUIRIES:

CBRE

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A development by: **CoCity**
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