



**AVAILABLE
TO BUY
OR LEASE**

Units 1-8 Woodlands Road

Dyce, Aberdeen, AB21 0GX

**Fully reconditioned,
self-contained
industrial/
distribution units**

- Each unit benefits from their own dedicated yard and car parking
- Units from 173.49 sq. m (1,867 sq. ft) to 290.99 sq. m (3,132 sq. ft)
- Units available to buy or lease
- Well connected – one mile from AWPR and Aberdeen International Airport
- EPC rating of A

Clowes 
DEVELOPMENTS

www.clowes.co.uk

Location

The subjects are located on the south side of Woodlands Road accessed directly from Dyce Drive – the main estate road within Dyce. Dyce is regarded as one of the primary industrial estates in Aberdeen, located six miles northwest of Aberdeen City Centre and harbour. Aberdeen International Airport is only one mile from the subjects.

The property benefits from an excellent road network, with the A90 / AWPR having a major access junction only one

mile south providing access to the north and south, together with the A96 to City Centre / Harbour.

Surrounding occupiers include Expro, Baker Hughes, DHL, Halliburton and Global E&C. The Cloggy House Restaurant and Takeaway is within easy walking distance with numerous hotels / restaurants within the vicinity around the Airport.

UNITS 1-8 WOODLANDS ROAD

Dyce, Aberdeen AB21 0GX



Travel Distances

Aberdeen International Airport	3 mins
Dyce Train Station	6 mins
City Bypass	5 mins
Aberdeen Harbour	23 mins
Dundee	1hr 13 mins

UNITS 1-8 WOODLANDS ROAD

Dyce, Aberdeen AB21 0GX

Aberdeen
International
Airport

Bristow
Helicopters

Baker
Hughes

P&J
LIVE

Aker
Solutions

A96

AWPR (A90)

ASCO

BP

UNITS 1-8 WOODLANDS ROAD

DHL

DYCE DRIVE



Description

Following extensive refurbishment there are eight self contained industrial / distribution units with ancillary office accommodation.

Each unit benefits from a secure yard to the front of the property. Internally each of the units benefits from the following specification:

- Insulated composite cladding
- Eaves height of approx. 4 metres
- LED lighting in workshop
- Electric roller shutter doors
- UPVC double glazed windows
- Welfare provision in all units
- Office and mezzanine storage provision in all units (exc. Unit 6)

UNITS 1-8 WOODLANDS ROAD

Dyce, Aberdeen AB21 0GX

Green Credentials



EPC "A"



Energy efficient
LED lighting



New double-glazed
windows



Infrastructure in place
to include electric car
charging points

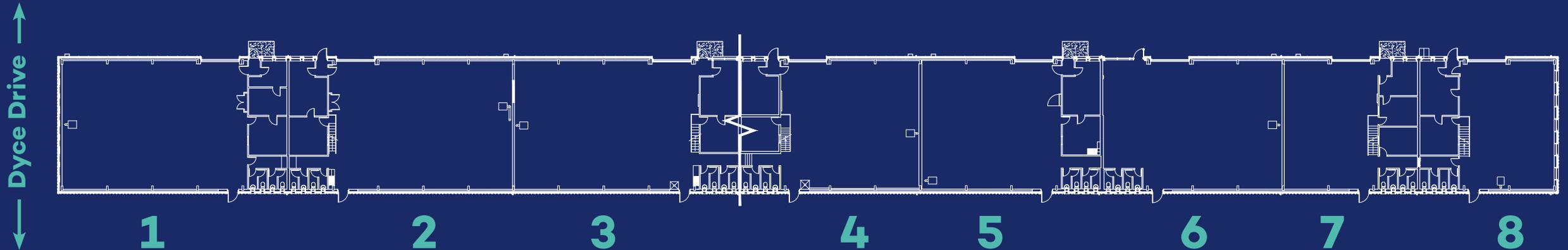
Accommodation / Rent / Price

The proposed Gross Internal Floor Area (GIA) of the units are as follows:

Unit	Sq. m	Sq. ft	Rent p.a	Price
Unit 1	Under Offer			
Unit 2	Warehouse..... 291.	3,132	£31,250	£375,000
	Yard..... 366.	3,939		
Unit 3	Under Offer			
Unit 4	Under Offer			
Unit 5	Warehouse..... 230.	2,471	£26,000	£300,000
	Yard..... 281.	3,024		
Unit 6	Sold			
Unit 7	Warehouse..... 174.	1,872	£20,500	£225,000
	Yard..... 204.	2,195		
Unit 8	Warehouse..... 173.	1,867	£24,000	£235,000
	Yard..... 440.	4,736		

Proposed Floor Plan

Clowes*
DEVELOPMENTS



**Each unit benefits
from a secure yard
to the front.**

**UNITS 1-8
WOODLANDS
ROAD**

Dyce, Aberdeen AB21 0GX

1
Under Offer

2

3
Under Offer

4
Under Offer

5

6
Sold

7

8

Dyce Drive

**UNITS 1-8
WOODLANDS
ROAD**

Dyce, Aberdeen AB21 0GX



About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs. Clowes Developments was founded 60 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies. The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).



Units 1-8 Woodlands Road

Dyce, Aberdeen AB21 0GX



Terms

The units are available individually on Full Repairing and Insuring Leases. Alternatively the units can be purchased.

Rating

To be reassessed. An estimate can be provided.

The incoming tenant will have the opportunity to apply for 100% rates relief for the first 12 months under the 'Fresh Start Rates Relief scheme. Interested parties should make their own enquires with the Local Authority.

VAT

All figures quoted are exclusive of VAT

Energy Performance Certificate

All units have achieved an EPC "A" rating.

Entry

Immediate upon conclusion of missives.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The incoming tenant/purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

Anti-Money Laundering (AML) Process

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

Further Information

Viewing is by arrangement with the joint letting/selling agents:

 **GRAHAM SIBBALD**
01224 625 024
g-s.co.uk

Chris Ion

E. chris.ion@g-s.co.uk
T. 07717 425298

Euan Rolland

E. euan.rolland@g-s.co.uk
T. 07825 875303

 **Knight Frank**
Aberdeen
01224 644 272
KnightFrank.co.uk

Scott Hogan

E. scott.hogan@knightfrank.com
T. 07468 729768

David Gavan

E. david.gavan@knightfrank.com
T. 07977 713681

IMPORTANT NOTICE: 1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald and Knight Frank have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald and Knight Frank are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. 6. Date of Publication: April 2024.