

# Lot 47

## Land at Aberdeen Business Park, Dyce, AB21 0BH Heritable Land



### Key Details

- Adjacent to Aberdeen Business Park
- Neighbouring occupiers include Regus, Celeros, Ethos Energy and Teledyne Bowtech
- 1.57 acres (0.635 Ha)
- Access to Dyce Drive and on to the Craibstone Junction of the AWPR, linking Bridge of Don in the north and Stonehaven in the south.

### On Behalf of a UK property fund

#### Location

**Miles:** 7 miles north of Aberdeen city centre  
**Roads:** A96, A90, AWPR (Aberdeen Western Peripheral Route)  
**Rail:** Aberdeen Railway Station (Mainline and ScotRail)  
**Air:** Aberdeen Airport (adjacent)

#### Situation

The site is situated in prominent location on the corner of Dyce Avenue. Adjacent to Aberdeen Business Park in Dyce. Close to the eastern apron of Aberdeen airport The site is within a mile of the airport link to the AWPR (Craibstone Junction). The immediate area comprises a mix of office, industrial, trade counter and airport related uses. Nearby occupiers include Regus, Celeros, Ethos Energy, Teledyne Bowtech and the National Subsea Centre. Furthermore the property is located 0.5 mile from the World Class Conference & Exhibition Space of over 48,000 sq m. ([www.pandjlive.com](http://www.pandjlive.com))

#### Description

Land surplus to the neighbouring Business Park and suitable for car parking or open storage (subject to remediation measures - Report available in the legal pack)

#### Tenure

Heritable.

#### VAT

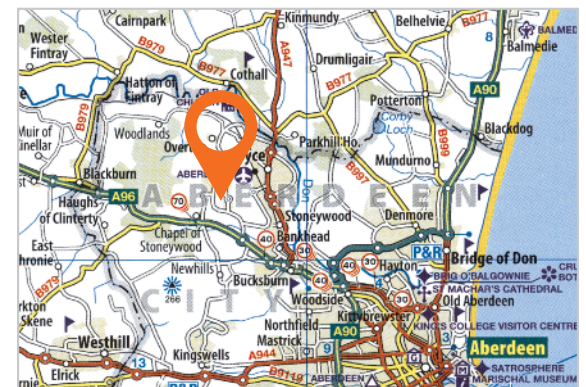
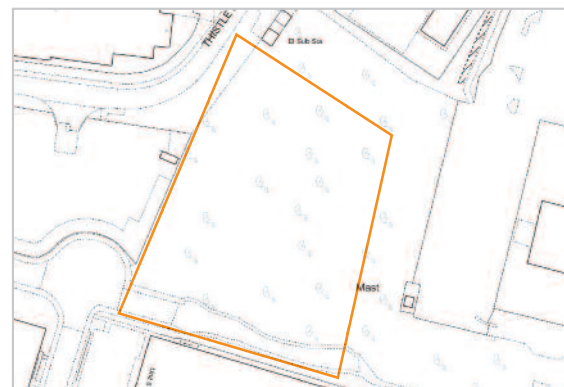
VAT is applicable to this lot.

#### Energy Performance Certificate

N/A

### Accommodation

Use	Site Area
Land	1.57 acres (0.635 Hectares)



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