



**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 170.00 sq. m (1,830 sq. ft) to 290 sq. m (3,122 sq. ft)
- Units can be let / sold individually or in combination
- Well connected – one mile from AWPR and Aberdeen International Airport
- Target EPC rating of A

**Clowes**   
DEVELOPMENTS

[www.clowes.co.uk](http://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

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### 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)

BP

ASCO

## UNITS 1-8 WOODLANDS ROAD

DHL

DYCE DRIVE





# Description

Upon completion of the refurbishment there will be eight self-contained industrial / distribution units with ancillary office accommodation. The units can be let in isolation or in combination dependent on your exact requirement.

Each unit benefits from a secure yard to the front of the property. Internally each of the units will benefit 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

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### Green Credentials



Target EPC "A"



Energy efficient LED lighting



New double-glazed windows



Infrastructure in place to include electric car charging points

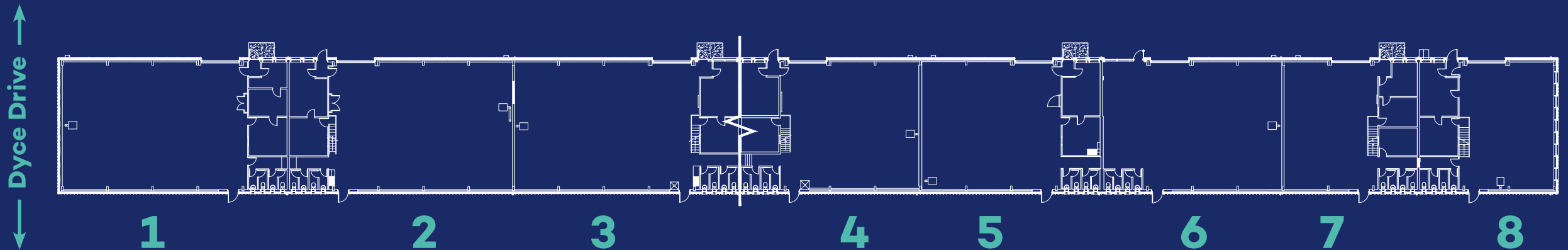
### Accommodation / Rent / Price

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

Unit	Sq. m	Sq. ft	Rent p.a	Price
<b>Unit 1</b>	<b>Under Offer</b>			
Unit 2	Warehouse.....287.	3,089	£31,000	£375,000
	Yard.....356.	3,832		
Unit 3	Warehouse.....289.	3,111	£31,000	£375,000
	Yard.....345.	3,810		
Unit 4	Warehouse.....226.	2,433	£25,500	£300,000
	Yard.....284.	3,057		
Unit 5	Warehouse.....229.	2,465	£26,000	£300,000
	Yard.....279.	3,003		
<b>Unit 6</b>	<b>Under Offer</b>			
Unit 7	Warehouse.....170.	1,830	£20,250	£225,000
	Yard.....202.	2,174		
Unit 8	Warehouse.....171.	1,840	£20,250	£225,000
	Yard.....437.	4,704		

# Proposed Floor Plan

Clowes\*  
DEVELOPMENTS



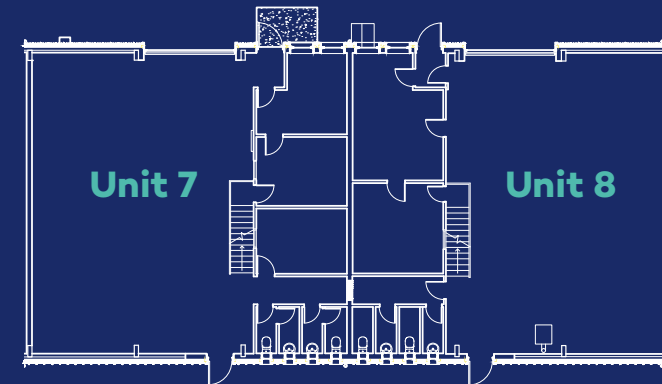
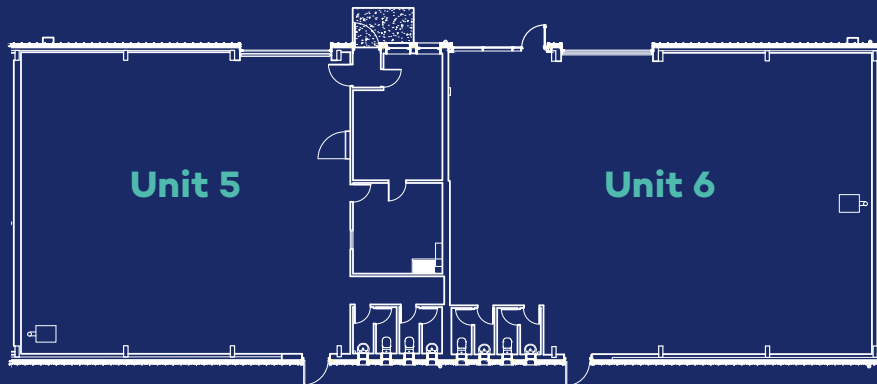
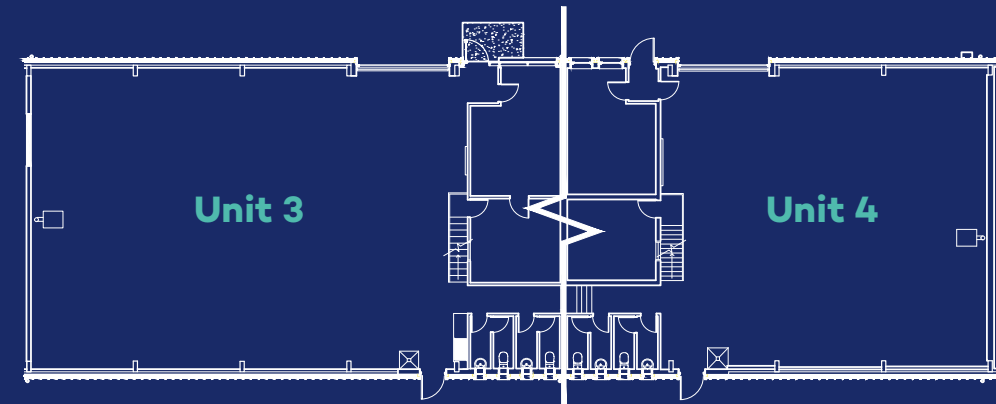
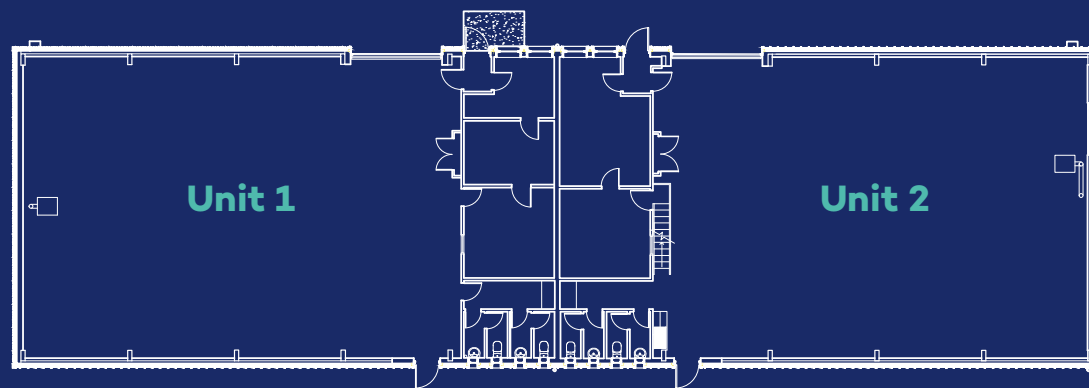
**The units can be let / sold in isolation or in combination dependent on your exact requirement. Each unit will benefit from a secure yard to the front.**

**UNITS 1-8  
WOODLANDS  
ROAD**

Dyce, Aberdeen AB21 0GX

# Proposed Floor Plan

## Suggested splits



**This shows the indicative splits, dependent on requirement there is opportunity for occupiers to dictate the final layout and specification.**

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Dyce Drive

1  
Under Offer

2

3

4

5

6  
Under Offer

7

8

**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 over 50 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

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## Terms

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

## Rating

To be reassessed upon completion of the works. An estimate can be provided.

The ingoing 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

A typical unit will achieve an EPC "A" rating.

## Entry

March 2024.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The ingoing 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:

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