



GATEWAY @ DYCE

DYCE DRIVE, ABERDEEN

OVER 20 ACRES OF COMMERCIAL DEVELOPMENT LAND





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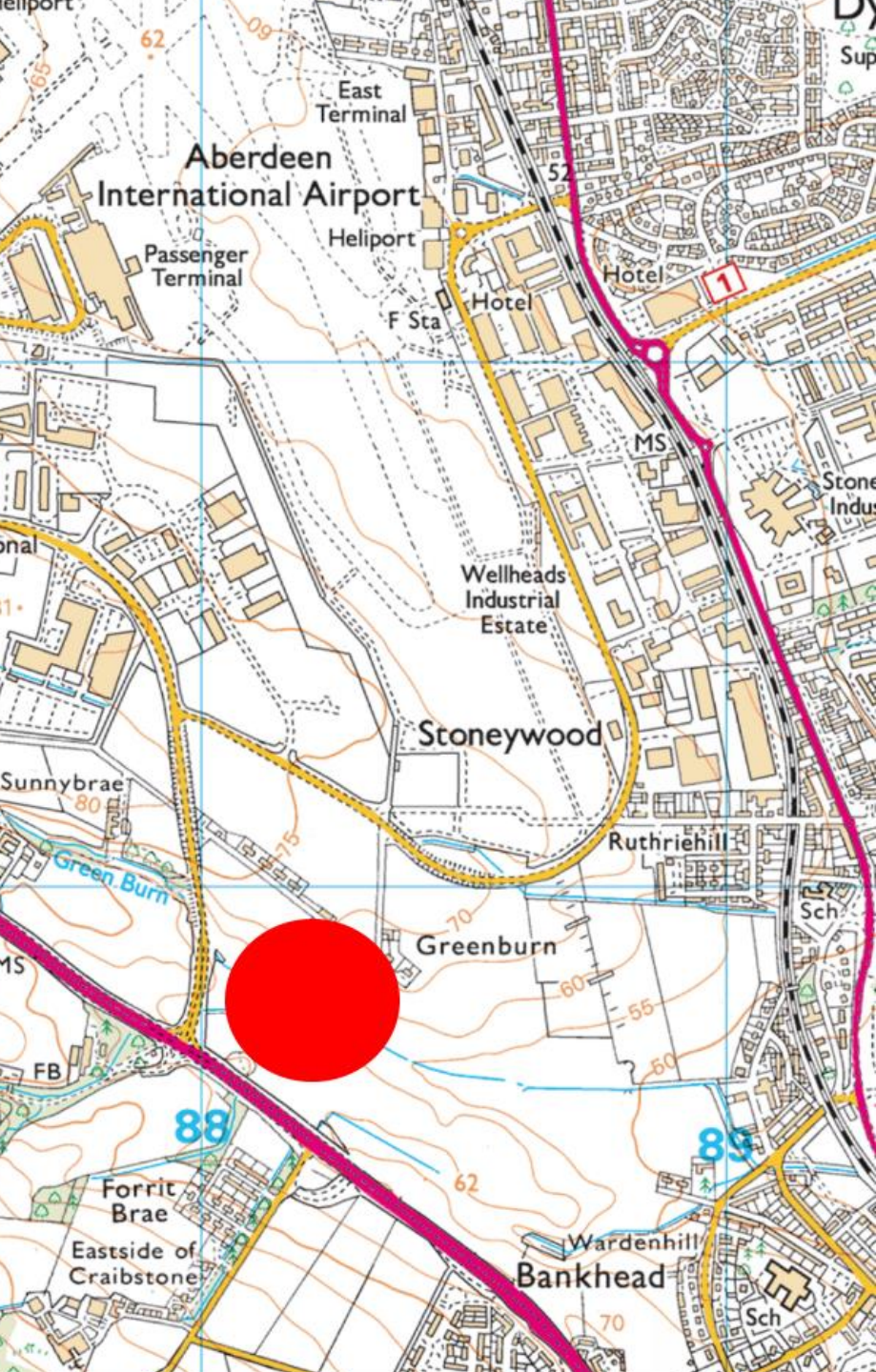
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- 1 - TECA
- 2 - HILTON HOTEL
- 3 - ALOFT HOTEL
- 4 - AWPR
- 5 - AKER
- 6 - ABZ BUSINESS PARK
- 7 - DYCE
- 8 - ABERDEEN INTERNATIONAL AIRPORT
- 9 - A96



Introduction

We are pleased to bring to the market a commercial development opportunity adjacent to the recently opened TECA. The site represents a rare opportunity to acquire a site which will benefit directly from TECA events but is also in a highly visible location.

Location

The subjects are located on a highly prominent corner location at the A96 and Dyce Drive junction. As a result, the site has excellent transport links to both the north and south of the city via the AWPR which is located in close proximity along with the high levels of passing vehicular traffic going to and from Dyce.

Description

The site at the current time comprises mainly of a level undeveloped area of ground. Access to the site is via an internal road which is accessed via Dyce Drive of Wellheads Road which it shares access with TECA and the surrounding occupiers.

Size

The site measures approx. 8.208 ha (20.28 acres).



The Site / Planning

The site was part of the Rowett North Masterplan which included TECA and was designated OP19 with the site being aptly named 'Gateway' due to its location being the main entrance into the site.

At the current time, the site is covered by Policy B2 - Specialist Employment Areas which states that only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment.

An application has been lodged for the 2022 Aberdeen Local Development Plan for there to be a relaxation of the current Specialist Employment Use designation to allow for new retail use to be accommodated within the site.

Interested parties should make their own enquiries to the Local Planning Authority to establish the suitability of their proposed scheme.





Sale

Offers are invited for our clients interest in the subjects. Offers which are subject to planning permission should be made with supporting information.

Closing Date

It is anticipated that a closing date for the subjects will be set and any parties wishing to be kept informed of the closing date will be required to note their interest formally with the selling agents.



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