

# Lot 58

Vacant

## Land at Dyce Avenue, , Dyce, Aberdeenshire AB21 0BH Heritable Land



### Key Details

- Adjacent to Aberdeen International Business Park and Aberdeen Airport
- Neighbouring occupiers include Survivex, Airbus Helicopters, Expro and Bristow Helicopters
- Access to the site via Dyce Avenue and linking with Craibstone junction of the AWPR
- Potential development site (subject to planning consent and site remediation)

### On Behalf of a 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

#### Situation

The site is situated in prominent location on Dyce Avenue adjacent to both Aberdeen International Business Park and 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 Survivex, Airbus Helicopters, Expro and Bristow Helicopters. The site is also located 0.5 mile from the P&J Live, opened in September 2019, the £333 million complex replaced the Aberdeen Exhibition Conference and Centre with 48,000 square metres of multi-purpose event space.

#### 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

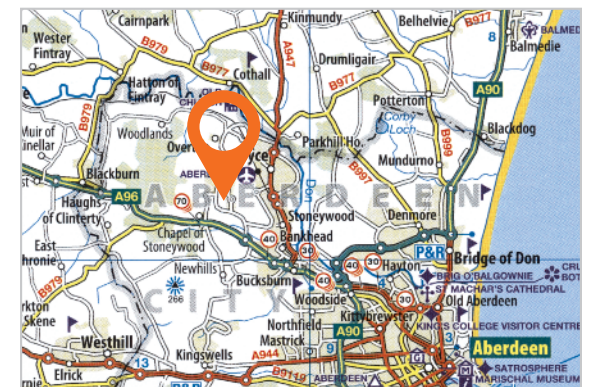
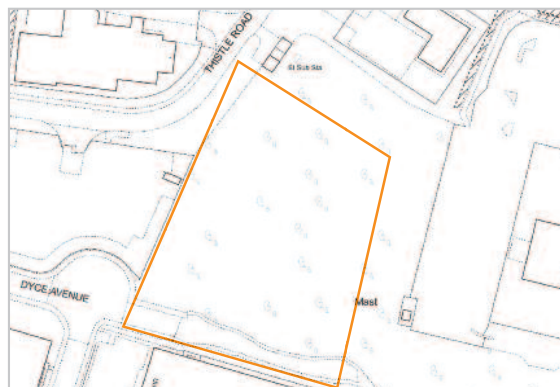
Heritable.

#### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Use	Site Area	Possession
Land	1.57 acres (0.635 hectares)	Vacant



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