

TO LET/ FOR SALE

WAREHOUSE WITH DEDICATED YARD



Unit 7 Woodlands Road, Dyce, Aberdeen, AB21 0GX

- Refurbished warehouse with offices
- Benefits from its own dedicated yard / parking
- Area: 173.88 sq. m (1,871 sq. ft)
- EPC rating of A

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.

DESCRIPTION

The subject comprises a self-contained industrial / distribution unit with ancillary office accommodation, and a storage mezzanine above. The unit benefits from a secure yard to the front of the property. The property benefits from the following specification:

- Insulated composite cladding
- Eaves height of approx. 4 metres
- LED lighting in workshop
- Electric roller shutter door
- UPVC double glazed window
- EPC Rating of A

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	Sq. m	Sq. ft
Warehouse	122.27	1,316
Office / facilities	51.61	555
Total	173.88	1,871
Yard	202	2,174

RENT

£22,500 per annum, exclusive

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

PRICE

The asking price is £235,000 exc.

TENURE

Heritable Interest (Scottish equivalent of English Freehold)





To arrange a viewing please contact:



Molly Peeters
 Graduate Surveyor
 Molly.peeters@g-s.co.uk
 07825 875303



Chris Ion
 Partner
 chris.ion@g-s.co.uk
 07717 425298

RATING
 The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £20,500. The Uniform Business Rate for the year 2024/2025 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC)
 The subjects benefit from an EPC of A, Full documentation is available on request.

VAT
 All figures are exclusive of Value Added Tax

LEGAL COSTS
 Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING
 To arrange a viewing or for further information, please contact the sole letting/ selling agents:

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

- 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 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 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: August 2025