

# FOR SALE/TO LET

## DESIGN AND BUILD OPPORTUNITIES

LAWSON DRIVE, PITMEDDEN INDUSTRIAL ESTATE, DYCE, AB21 0DR

- SUITABLE FOR OFFICE/INDUSTRIAL USES
- BESPOKE OPPORTUNITIES TO MATCH OCCUPIER REQUIREMENTS
- PRIME LOCATION CLOSE TO VICTORIA STREET



## LOCATION:

The subjects are located within Pitmedden Industrial Estate within the Dyce area of the city approximately 6 miles north of Aberdeen city centre. The site is easily accessible due to its proximity to the A96 and the city's main road networks, which will be further enhanced by the Aberdeen Western Peripheral Route (AWPR). Aberdeen International Airport is also in close proximity.

The subjects themselves occupy a prominent corner location where Pitmedden Road meets Lawson Drive with Victoria Street (A947) nearby, where a number of local amenities can be found.

## DESCRIPTION:

The site comprises of a large level site which is ready for redevelopment accessed from Lawson Drive.

## PROPOSALS:

Our clients intention is to develop the site for commercial developments with the ability to construct a bespoke building to suit occupier needs. Further detail in this respect is available upon request.

## PLANNING:

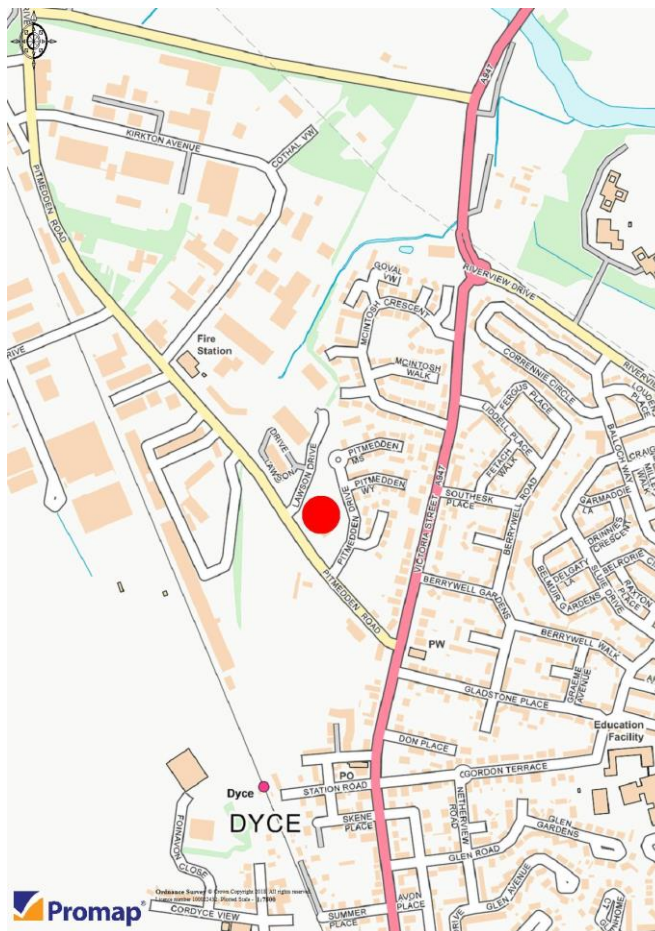
We have been advised the site is suitable for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. The site may also be suitable for uses outwith these Use Classes and our client would be keen to discuss this in further details with interested parties if required.

## VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

## COSTS:

Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues where applicable



## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

### Shepherd Commercial

35 Queens Road

Aberdeen

AB35 4ZN

Tel: 01224 202800

[www.shepherd.co.uk](http://www.shepherd.co.uk)

### Mark McQueen

E-mail:

[mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

### James Morrison

E-mail:

[james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

March 2018