

LEISURE/GYM OPPORTUNITY

- > SUITABLE FOR USES SUCH AS GYM, CRECHE, NURSERY OR SIMILAR USES
- > SIZE – 9,000 SQFT
- > CAFÉ/CLASS 4 USES ALSO AVAILABLE
- > BUSY MIXED USE LOCATION

TO LET

STONEWOOD GATE, STONEYWOOD BUSINESS PARK, DYCE, AB21 7DZ

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Leisure Use Opportunity Within New Mixed Use Development

LOCATION

The subjects are located on a prominent corner location at the entrance to Stoneywood Business Park and fronting on to Stoneywood Road which in turns links to Victoria Street forming a main route from Dyce to the City Centre. The A96 is easily accessible linking the area to the Scottish Motorway Network with the area being further enhanced by the recently completed Aberdeen Western Peripheral Route (AWPR) ensuring all parts of the City are easily accessible.

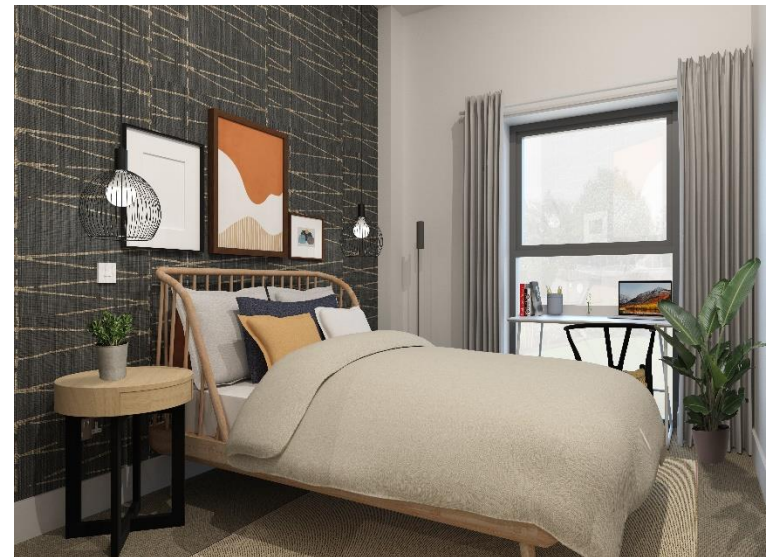
Stoneywood and Dyce has a population in excess of 8,000 persons and is expanding and is also one of the premier business locations within the City.

Major occupiers within Dyce include Halliburton, Drillquip, BHGE and Aker to name but a few.

There is also a wide array of local amenities to include M&S Simply Food, Co-op within the nearby Stoneywood development with a number of retail operations provided on Victoria Street.

Dyce train station is also within close proximity.





DESCRIPTION

The opportunity forms part of the exciting new Stoneywood Gate Development, a new scheme consisting of a leisure use, apartments and commercial space which offers the perfect semi-urban lifestyle for residents within a strong and popular location of the city.

In addition to the Gym, the development also comprises of a bar/café space, onsite Co-working and serviced office space which extends to 5,000 sqft along with 50 residential apartments, all located within the same complex. There is an overflow space on the main community street, which can be used by the bar/café operator for additional ‘pop-up’ operation, functions and support.

Internally, the premises will provide clear accommodation ready to shell for tenants fit.

ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Gym	836.13	9,000

The above floor area has been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ADDITIONAL ACCOMMODATION

Additional commercial accommodation is provided within the development to include

- > Café/Bar Opportunity
- > Co-Working Office Accommodation
- > 50 Apartments

Further information on the availability of the accommodation is available upon request.

RENTAL/LEASE TERMS

Upon Application

RATEABLE VALUE

The premises will require to be assessed upon occupation.

An occupier will have the opportunity to appeal the rateable value.

ENERGY PERFORMANCE CERTIFICATE

Upon completion it is anticipated that the subjects will have an energy performance rating of ‘A’.

Further information and a recommendation report is available to seriously interested parties on request.

SERVICE CHARGE

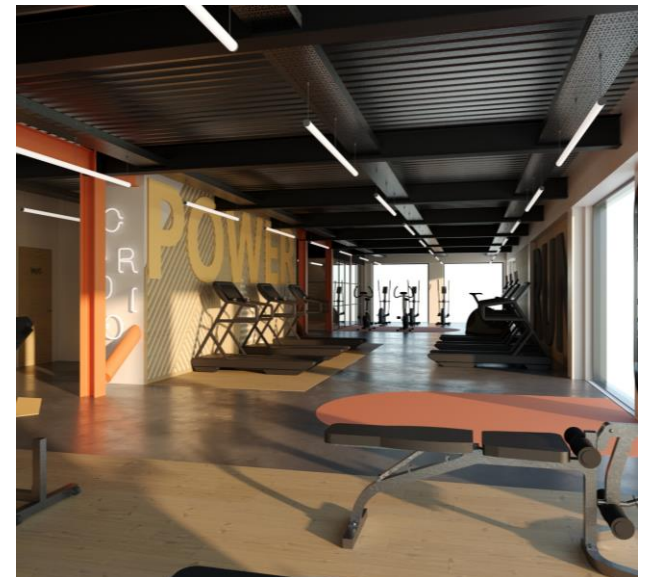
There will be a service charge for the upkeep and maintenance of the common areas of the development with further information available upon request.

VAT

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

ENTRY

By negotiation.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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