Industrial Units To Let

UNIT8
3,000 / 6,000 / 9,580 sq.ft

UNIT9
4,500 / 11,060 / 11,840 sq.ft

UNIT10
4,500 / 11,060 / 12,379 sq.ft

Office / Warehouse / Yard

Available Summer 2020

Kingshill Commercial Park

Knight Property Group
WESTHILL

Westhill is one of Aberdeen’s satellite towns with a population in excess of 10,000 situated approximately 10 kilometres (6 miles) west of the City Centre on the A944.

Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for travelling to and from work. The town is within close proximity to the Aberdeen Western Peripheral route (AWPR), which intersects with the main Westhill to Aberdeen road.

Westhill offers a full range of outstanding amenities for both the residential and working population.

Shopping facilities include a Tesco Superstore, Marks and Spencer Simply Food Store, Aldi Supermarket, Costco Wholesale, along with a number of smaller shops located within the central shopping centre.

Westhill also houses one of the top secondary schools in Aberdeenshire, along with 3 primary schools and a number of nurseries.

Close by is a new state-of-the-art medical centre with chemist. A selection of hotels, bars and restaurants can also be found within the town.
Knight Property Group are developing an exciting new commercial business park at Westhill, Aberdeenshire, which is recognised as a world centre of excellence for underwater engineering. Nearby occupiers include Total, TAQA, Technip, NOV, Rever Offshore, Boskalis and Schlumberger.

The development comprises a number of new-build industrial properties each containing office, warehouse/workshop, secure concrete yards and private parking.

Each property has been designed to a high specification, and will afford ingoing occupiers an excellent working environment.

Knight Property Group and their agents would be delighted to speak with prospective occupiers on how they can be accommodated on the park.

The properties are anticipated to have an EPC rating of ‘A’.
WORKSHOP/WAREHOUSE/YARD

- 8.5m external eaves height
- Concrete yards
- Structure capable of incorporating 10 tonne overhead crane (by tenant)
- 6m high electric roller shutter doors
- High bay lighting

OFFICE

- Open plan office space
- 150mm raised access floor
- 2.7m floor to ceiling height
- 3 pipe VRV heat recovery air conditioning
- 8 Person DDA compliant passenger lift
- Photovoltaic roof panels generating electricity
Schedule of areas:

<table>
<thead>
<tr>
<th>AREAS</th>
<th>Floors</th>
<th>UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices:</td>
<td>1ST FLOOR</td>
<td>300 sq.ft</td>
</tr>
<tr>
<td>Warehouse:</td>
<td>1ST FLOOR</td>
<td>600 sq.ft</td>
</tr>
<tr>
<td>Concrete Yard:</td>
<td>1ST FLOOR</td>
<td>9580 sq.ft</td>
</tr>
<tr>
<td>Parking:</td>
<td>GROUND FLOOR</td>
<td>22 Spaces</td>
</tr>
</tbody>
</table>

FIRST FLOOR:

GROUND FLOOR:
Schedule of areas:

<table>
<thead>
<tr>
<th>AREAS</th>
<th>Offices</th>
<th>418 m²</th>
<th>4,500 sq.ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>1,027 m²</td>
<td>11,060 sq.ft</td>
<td></td>
</tr>
<tr>
<td>Concrete Yard</td>
<td>1,100 m²</td>
<td>11,840 sq.ft</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>47 spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Available Units

UNIT 9

First Floor:

Ground Floor:
## Schedule of areas:

<table>
<thead>
<tr>
<th>AREAS</th>
<th>418 m²</th>
<th>4,500 sq.ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices:</td>
<td>1,027 m²</td>
<td>11,060 sq.ft</td>
</tr>
<tr>
<td>Warehouse:</td>
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<tr>
<td>Concrete Yard:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking:</td>
<td>47 Spaces</td>
<td></td>
</tr>
</tbody>
</table>

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**UNIT 10**

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**FIRST FLOOR:**

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**GROUND FLOOR:**
LEASE TERMS:
The property is available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

RATEABLE VALUE:
The properties will require to be assessed on occupation.

LEGAL COSTS:
Each party will bear their own legal costs. The ingoing tenant/purchaser will be responsible for any Land and

VAT:
All monies quoted are exclusive of VAT which may be payable.

VIEWINGS & OFFERS:
Viewing is strictly by arrangement with the letting agents to whom all offers should be submitted in Scottish Legal Form.

To discuss how Knight Property Group can accommodate you at Kingshill Commercial Park, please contact our letting agents:

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