



**Kingshill**  
COMMERCIAL PARK

OFFICE

WAREHOUSE / WORKSHOP

YARD

PRIVATE PARKING



**TO LET**

[WWW.KNIGHT-KINGSHILL.CO.UK](http://WWW.KNIGHT-KINGSHILL.CO.UK)

**UNIT 4**



KNIGHT PROPERTY GROUP



## THE DEVELOPMENT

**Knight Property Group** has created an exciting new commercial business park, at Westhill, Aberdeenshire which is recognised as a world centre of excellence for underwater engineering.

Unit 4 is a high quality detached facility, located in a prominent position, and available for immediate occupation.

Nearby occupiers include Total, Technip, Rever Offshore, Boskalis and Schlumberger.





## THE SPECIFICATION



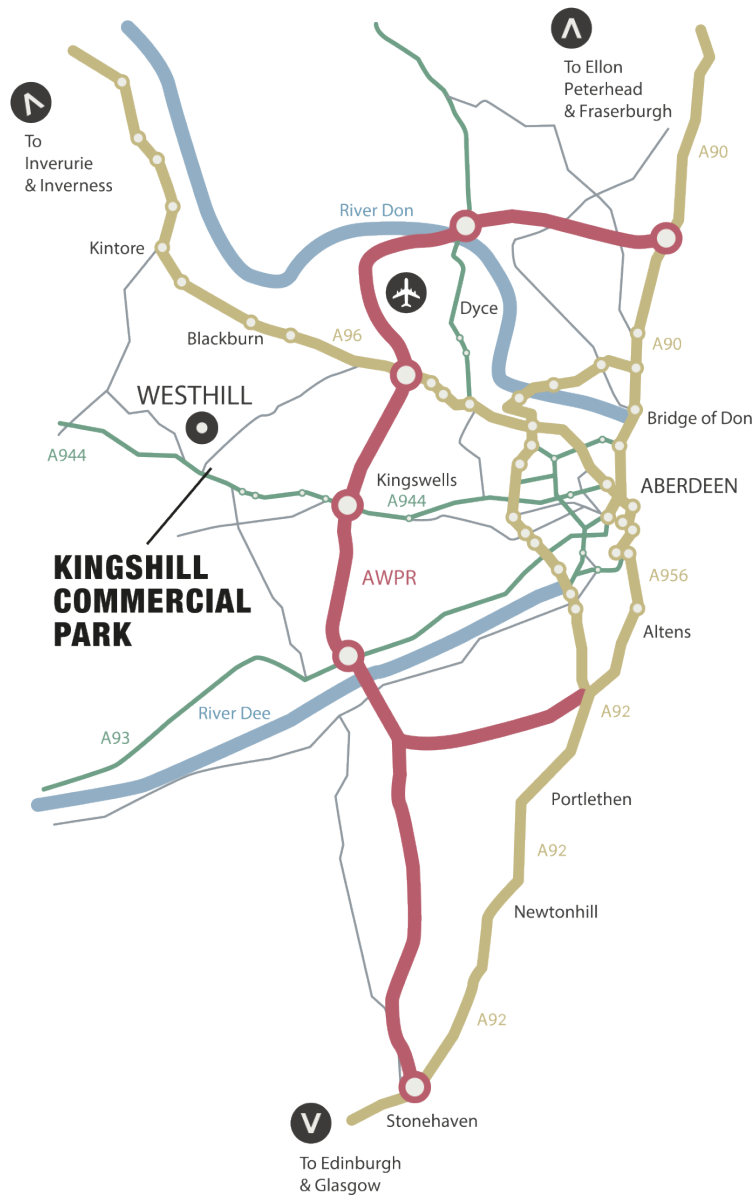
### WORKSHOP / WAREHOUSE / YARD

- 8.46m internal eaves height
- Secure concrete yard
- Structure capable of incorporating 10 tonne overhead creane (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 pine VRV heat recovery air conditioning
- 8 person DDA compliant passenger lift

# WESTHILL, ABERDEENSHIRE



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 Park is in very close proximity to the new A90/Aberdeen Western Peripheral Route (AWPR) which opened in 2019 and has further improved access to the area and has significantly reduced journey times.

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 chemst.

A selection of hotels, bars and restaurants can be also found within the town.



## AERIAL SITE LOCATION



SUBSEA 7  
BOSKALIS  
SEABROKERS  
TECHNIP  
COMPASS GROUP  
MARSH  
TOTAL

KONGSBERG MARITIME  
AWILCO  
REVER OFFSHORE  
TEEKAY PETROJARL  
PETROLEUM TECHNOLOGY COMPANY  
COSTCO  
NESSCO

TENARIS  
SCOTTISH WATER  
DAI  
FAIRFIELD ENERGY  
POWERJACKS  
BLUESKY BUSINESS SPACE  
TESCO

STORM GEO  
SCHLUMBERGER  
M&S FOODHALL  
LLOYDS PHARMACY  
CALA HOMES  
LOCKTON





Kingshill  
COMMERCIAL PARK



UNIT 4





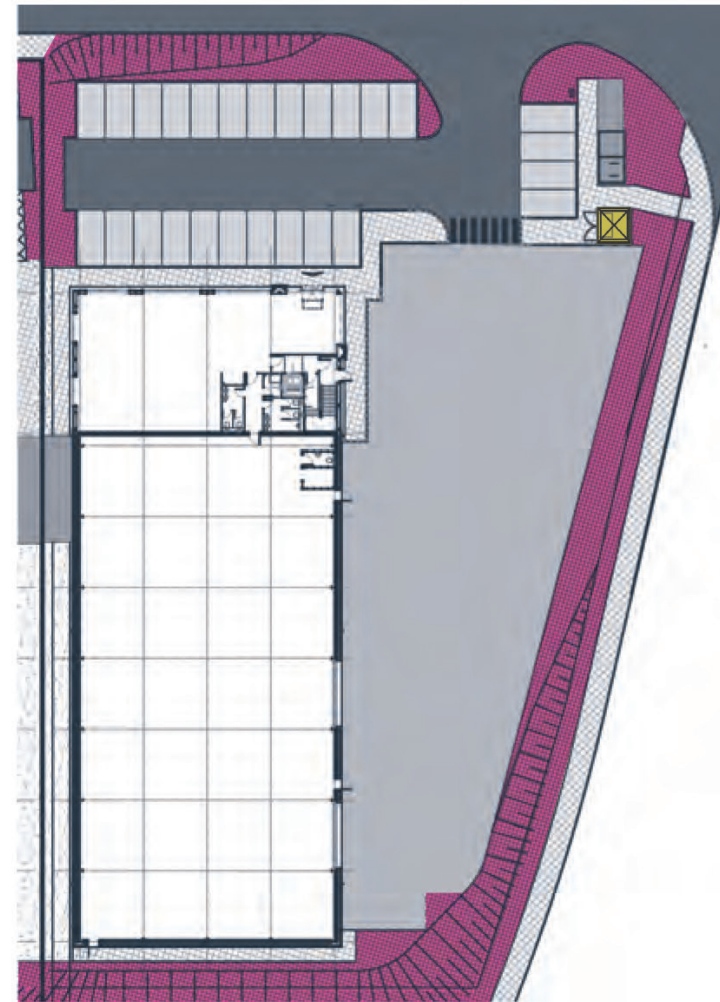




Ground Floor Plan



First Floor Plan



Site Plan

OFFICE: 512 sq.m (5,508 sq.ft)

WORKSHOP: 929 sq.m (10,002 sq.ft)

YARD: 994 sq.m (1,118 sq.yds)

PARKING: 45 spaces / 3 disabled





KNIGHT PROPERTY GROUP

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

## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

## RENTAL

Information on the ongoing rental is available on application.

## ESP

The building has an EPC rating of A.

## LEGAL COSTS

Each party will bear their own legal costs. The ingoing tenant/purchaser will be responsible for any LBTT and registration dues.

## VAT

All figures quoted are exclusive of VAT.

## RATING ASSESSMENT

The premises is entered in the current Valuation Roll with a Rateable Value of £180,000.

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



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