

FIRST 12 MONTHS  
RATES FREE



KNIGHT PROPERTY GROUP



TARGET EPC RATING - A



## PAVILION 11

NEW BUILD OFFICE PAVILION IN WESTHILL

SUITE A: 2,627 SQ.FT

SUITE B: 2,627 SQ.FT

SUITE C: 2,589 SQ.FT

SUITE D:



# Location

THE SATELLITE TOWN OF WESTHILL HAS A POPULATION IN EXCESS OF 10,000 AND IS SITUATED APPROXIMATELY 10 KILOMETRES (6 MILES) WEST OF ABERDEEN CITY CENTRE ON THE A944.

The Aberdeen Western Peripheral Route (AWPR) is a short distance east of Kingshill Park, ensuring easy access throughout the city.

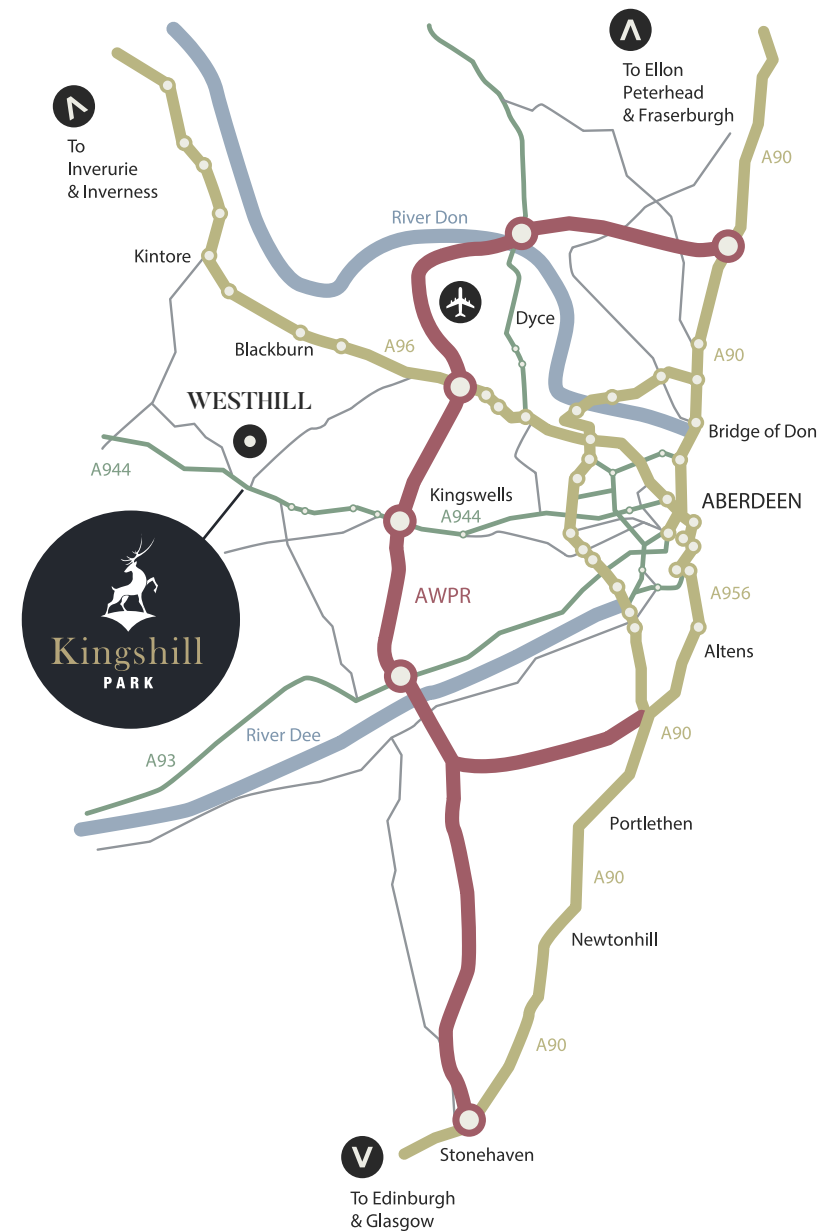
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for commuting.









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. These retail uses are supplemented by the Kingshill Commercial Park retail scheme.

Westhill boasts 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 in the town.



 10 MINUTES TO AIRPORT	 ADJACENT TO SITE	 1.5 MILES TO AWPR	 7.3 MILES TO TRAIN STATION
 ADJACENT TO CYCLE ROUTE	 6.6 MILES TO CITY CENTRE	 0.3 MILES TO SUPERMARKET	 3 MILES TO P&J LIVE



SURROUNDING OCCUPIERS

- |   |                        |    |                                  |    |                |    |  |   |                      |   |                            |   |                   |   |                   |
|---|------------------------|----|----------------------------------|----|----------------|----|--|---|----------------------|---|----------------------------|---|-------------------|---|-------------------|
| 1 | <b>TEXO</b><br>GROUP   | 2  | <b>TENDEKA</b>                   | 3  | <b>TESCO</b>   | 4  | <b>POWERJACKS</b><br>PRECISION ACTUATION | 5 | <b>SCREWFIX</b>      | 6 | <b>StormGeo</b>            | 7 | <b>CALA HOMES</b> | 8 | <b>DAI</b>        |
| 9 | <b>AWILCO DRILLING</b> | 10 | <b>BlueSky</b><br>BUSINESS SPACE | 11 | <b>LOCKTON</b> | 12 | <b>ocumen</b><br>ACCOUNTANTS & ADVISORS  |   | <b>TotalEnergies</b> |   | <b>COSTCO</b><br>WHOLESALE |   | <b>Starbucks</b>  |   | <b>McDonald's</b> |

# The Development

Knight Property Group have developed a new business park at Westhill, Aberdeenshire which is recognised as a world centre of excellence for underwater engineering.

Nearby occupiers include TotalEnergies, Awilco, Boskalis and Schlumberger.

Knight Property Group have now completed 9 office pavilions and this latest phase consists of pavilion 10 and 11.

Each property has been designed to a high specification and will afford ingoing tenants and occupiers an excellent and modern new build environment.

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

The property currently benefits from an EPC rating of A.





# Specification

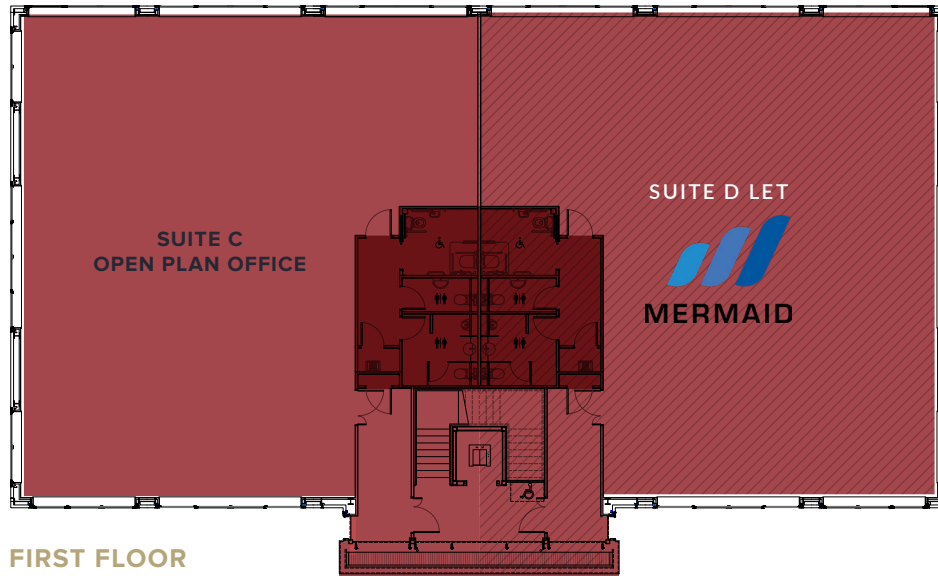
## OFFICES

- 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
- LED Lighting throughout
- 4 x Electric car charging points

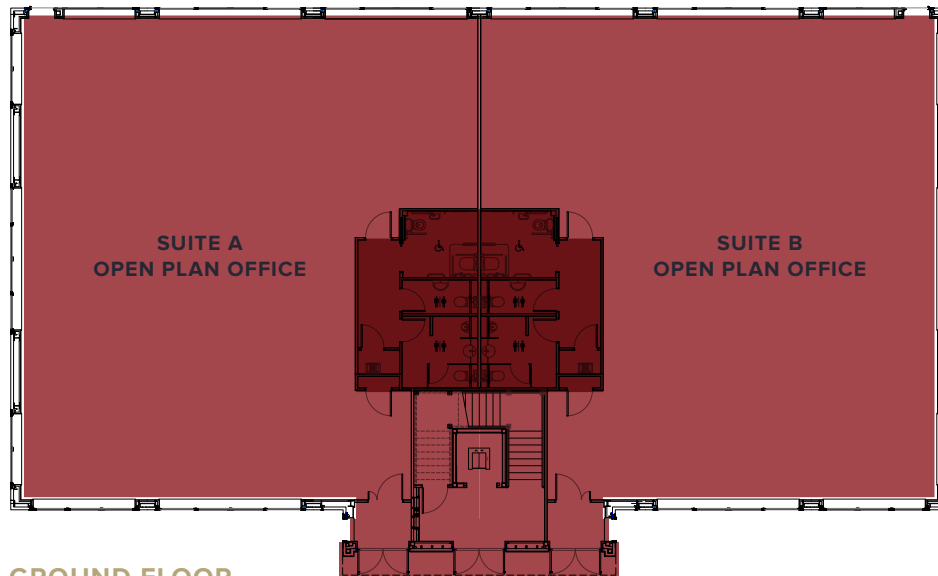




# Pavilion 11

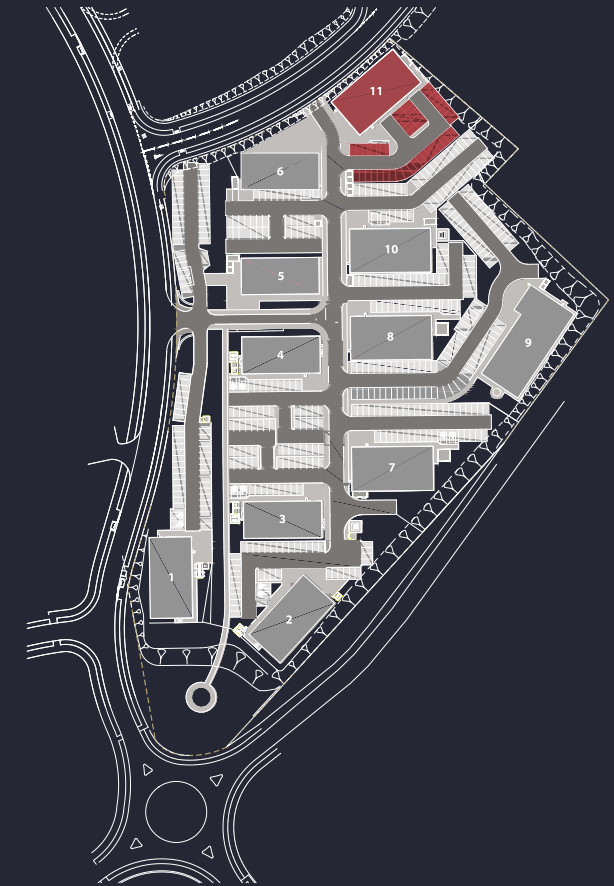


FIRST FLOOR



GROUND FLOOR

## SITE PLAN



SUITE A: 2,627 SQ.FT

SUITE B: 2,627 SQ.FT

SUITE C: 2,589 SQ.FT

SUITE D: **LET** SQ.FT



9 SPACES PER UNIT (INCLUDING 1 DISABLED SPACE)

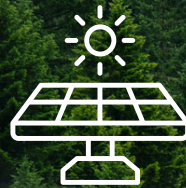
# Green Credentials



All buildings to have a target EPC "A"



4 x Electric car charging points



Solar photovoltaics panels on the roof



Energy efficient LED lighting throughout



Daylight sensors to lighting



Occupancy / proximity sensors to lighting



Photocells to external lighting



All electric Heat recovery / air conditioning to offices



Water management flow restriction within toilets to conserve water







## KNIGHT PROPERTY GROUP

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

### LEASE TERMS:

The properties are available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

### RATEABLE VALUE:

The Rateable Values of the buildings will require to be assessed on completion. An indicative Rateable Value can be provide to interested parties on demand.

### VAT:

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

### LEGAL COSTS:

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

### ENTRY:

On conclusion of legal missives.

### 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 Business Park, please contact our letting agents:



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