



Kingshill
COMMERCIAL PARK

OFFICE

WAREHOUSE / WORKSHOP

YARD

PRIVATE PARKING

TO LET

WWW.KNIGHT-KINGSHILL.CO.UK



INCENTIVES
AVAILABLE

UNITS

3 & 4



KNIGHT PROPERTY GROUP

THE DEVELOPMENT

KNIGHT PROPERTY GROUP HAS NOW COMPLETED UNITS 3&4 WITHIN THE EXCITING NEW COMMERCIAL BUSINESS PARK CLOSE TO THE JUNCTION OF THE NEW ABERDEEN WESTERN PERIPHERAL ROUTE (AWPR) AT WESTHILL, ABERDEENSHIRE.



This location is recognised as a world centre of excellence for underwater engineering with nearby occupiers including Subsea 7, TAQA, Technip, NOV, Bibby Offshore and Schlumberger but its strategic position close to the AWPR will appeal to a variety of occupiers.

Units 3&4 are new build industrial properties each containing office, warehouse/ workshop, secure concrete yards and private parking

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

Units 3 and 4 are complete and ready for immediate occupation.

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

The property has an EPC Rating of 'A'
A copy of the EPC and the recommendation report can be provided upon request.

THE SPECIFICATION

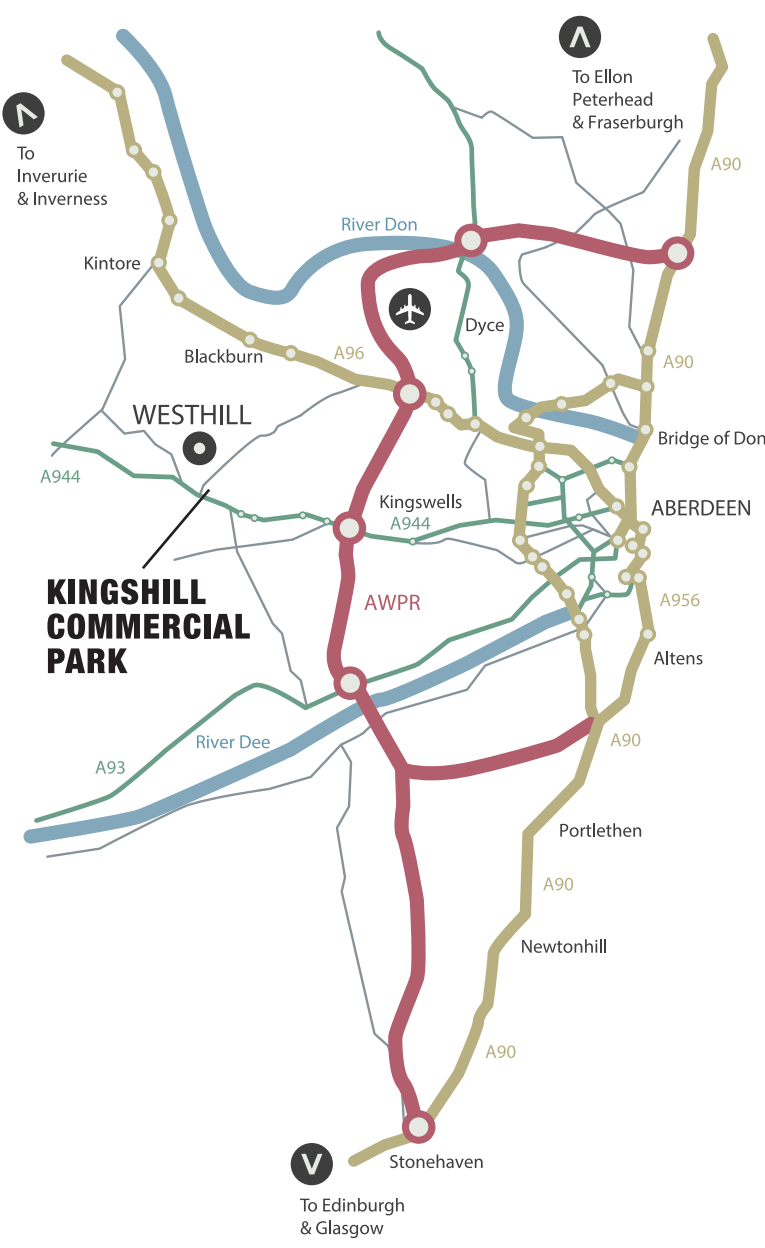
WORKSHOP / WAREHOUSE / YARD

- 8.5m external eaves height
- Secure 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

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 town is within close proximity to the Aberdeen Western Peripheral Route (AWPR), due for completion in 2018 which will intersect 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 be also found within the town.

AERIAL SITE LOCATION



SURROUNDING OCCUPIERS

- | | | | |
|-------------------|-------------------|------------------------|-----------------|
| SUBSEA 7 | KONGBERG MARITIME | TENARIS | TECHNIP |
| TAQA BRATANI | AWILCO | SCOTTISH WATER | SCHLUMBERGER |
| SEABROKERS | BIBBY OFFSHORE | DAI | M&S FOODHALL |
| TECHNIP | TEEKAY PETROJARL | FAIRFIELD ENERGY | LLOYDS PHARMACY |
| CAMERON OIL TOOLS | NOV | PROSERV | CALA HOMES |
| CENTRAL INSURANCE | COSTCO | BLUESKY BUSINESS SPACE | |
| AMEC | NESSCO | TESCO | |

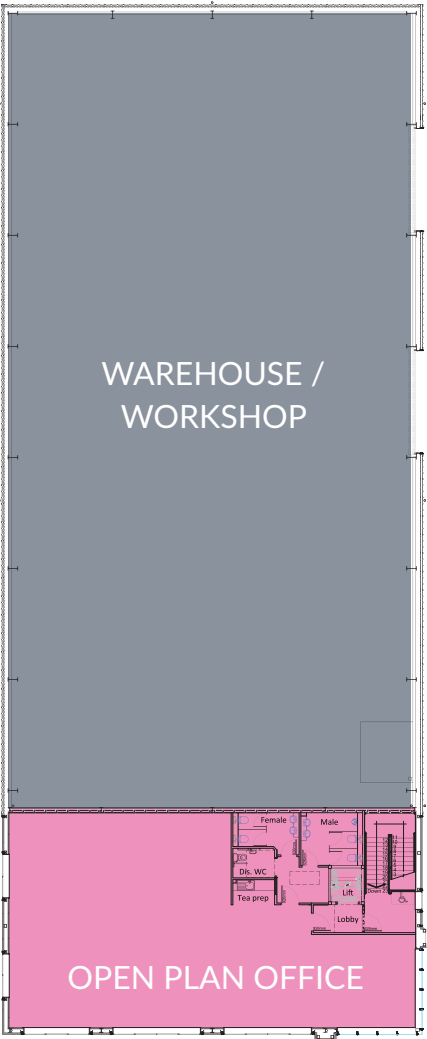


UNITS
3 & 4

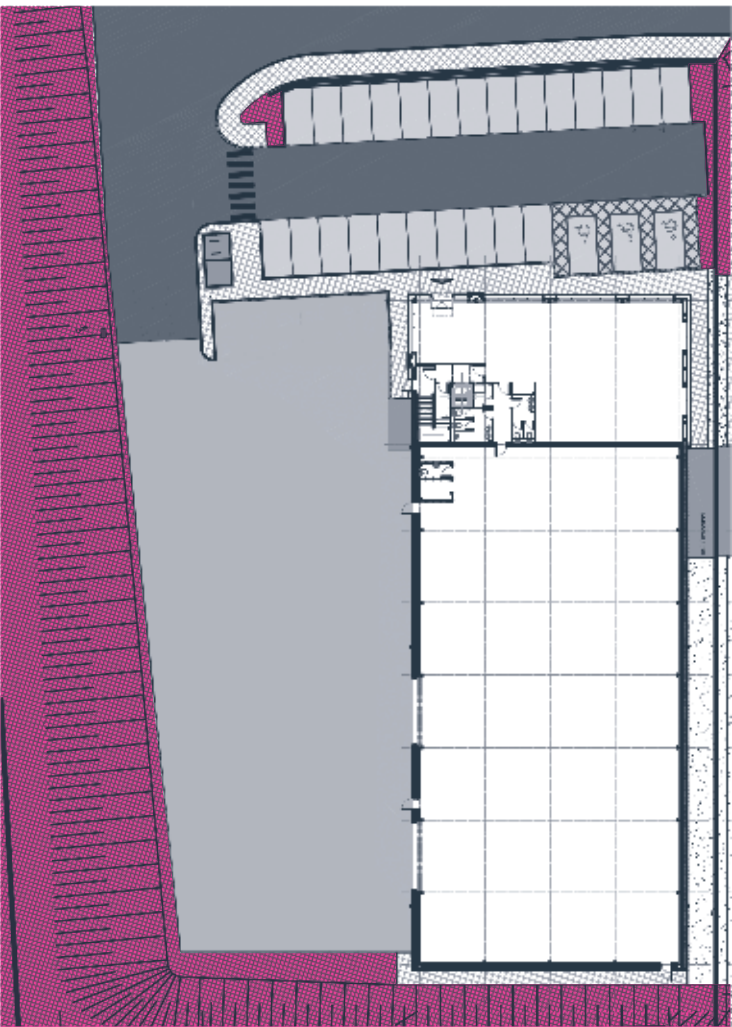




Ground Floor Plan



First Floor Plan



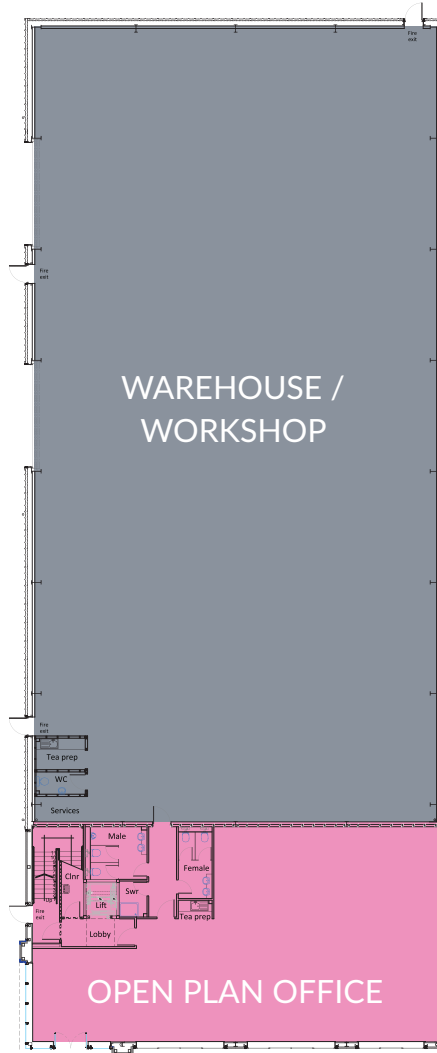
Site Plan

OFFICE: 511 sg.m (5,498 sq.ft)

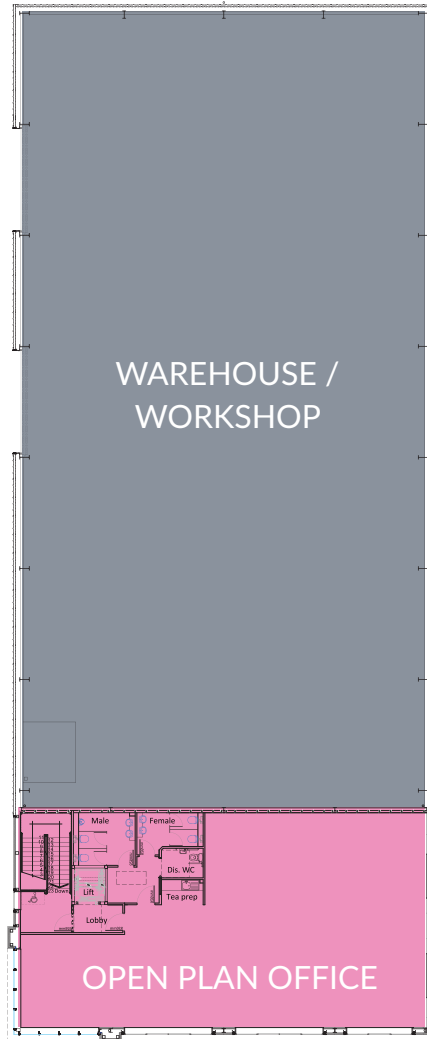
YARD: 1,201 sq.m (1,447 sq.yds)

WORKSHOP: 930 sq.m (10,002 sq.ft)

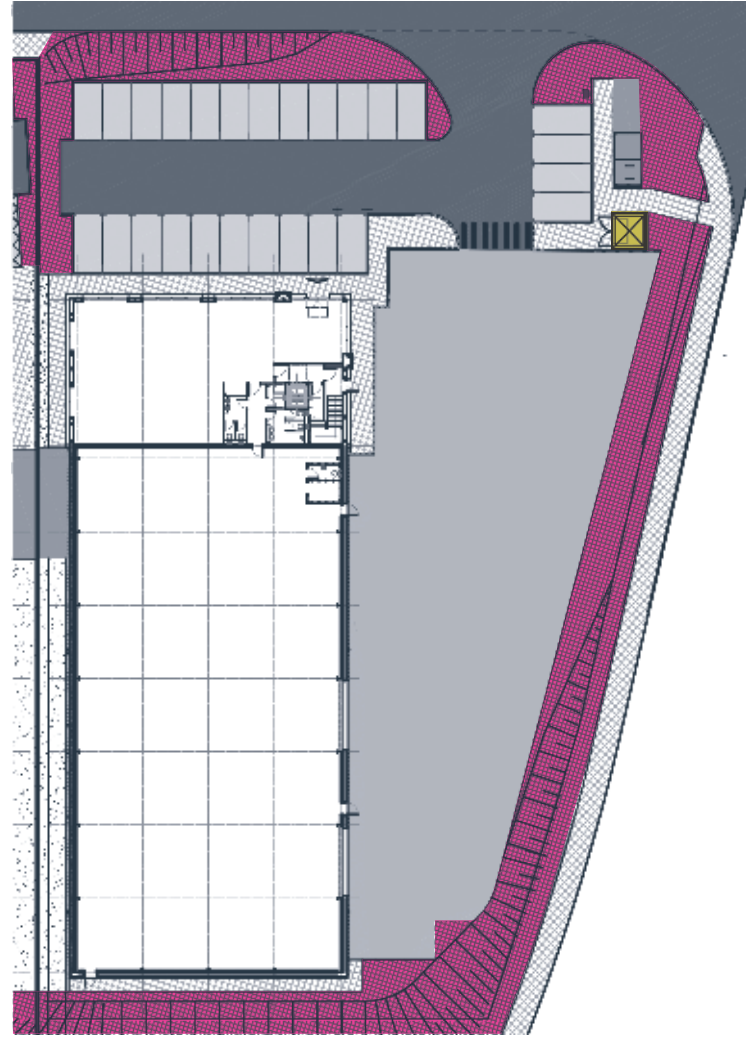
PARKING: 45 spaces / 3 disabled



Ground Floor Plan



First Floor Plan



Site Plan

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

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

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

PARKING: 45 spaces / 3 disabled



KNIGHT PROPERTY GROUP



KNIGHT PROPERTY GROUP IS A PROACTIVE DEVELOPER OF HIGH QUALITY COMMERCIAL PROPERTY.

Established in the north east of Scotland in 1987, the company has built a solid reputation for the development of quality, contemporary properties in unrivalled locations, created to suit a diverse range of markets.

With a range of properties available for lease or purchase, and several future developments in the pipeline, there could be a Knight development which suits your business requirements. At Knight, our track record speaks for itself; visit our Property or Case Studies online to find out more.



CAPITOL



KINGSHILL PARK



KONGSBERG



BLUESKY BUSINESS SPACE



EUROCOPTER



TOTAL



SEABROKERS



TAQA BRATANI



TEEKAY PETROJARL



FUGRO IMPROV



BRISTOW



CHC SCOTIA



SURVIVEX



BIBBY OFFSHORE



HALLIBURTON



ATOS ORIGIN



PINSENT MASON'S



COATES OFFSHORE

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.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal expenses,
together with LBTT and registration dues.

VAT

All figures quoted are exclusive of VAT.

RATING ASSESSMENT

A guide to rating assessment is available on request.

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



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