



Kingshill
PARK



KNIGHT PROPERTY GROUP

www.knight-kingshill.co.uk



THE DEVELOPMENT

Kingshill Business Park is to be developed by Knight Property Group on a speculative basis.

Development has commenced on site and the first pavilions will be ready for occupation in Q4 2013.

The park will be designed to the highest specification and will incorporate extensive landscaping areas and car parking facilities.

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

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

THE SPECIFICATION

- Open plan column free floor plates
- Raised access flooring (150mm overall height)
- Flexible 3-pipe VRV heat recovery air conditioning system
- Feature/glazed / stone clad entrance
- Modern exterior incorporating glass, stonework and high performance cladding
- Energy saving photovoltaic panelling generating power
- Excellent car parking ratios - 1 space per 27m²
- Daylight sensing energy efficient lighting
- DDA compliant
- 2700mm floor to ceiling heights





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 proposed Aberdeen Western Peripheral Route (AWPR), due to commence in 2014, 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, Costo 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.

ABERDEEN

KINGSWELLS

KINGSHILL
BUSINESS PARK

B9119

ALFORD

SURROUNDING OCCUPIERS

subsea 7

BIBBY
OFFSHORE

Technip



SEABROKERS GROUP

TK
TEEKAY PETROJARL

NOV

BlueSky
BUSINESS SPACE

proserv

COSTCO
WHOLESALE

amec

Hallin

TESCO

CAMERON

FairfieldEnergy

KONGSBERG

central insurance
BROKERS AND RISK MANAGERS

NESSCO
never beyond reach

Schlumberger

Tenaris

SCOTTISH
WATER

AWILCO
OFFSHORE

DAI

CALA
RENTALS

M&S
SIMPLY
FOOD





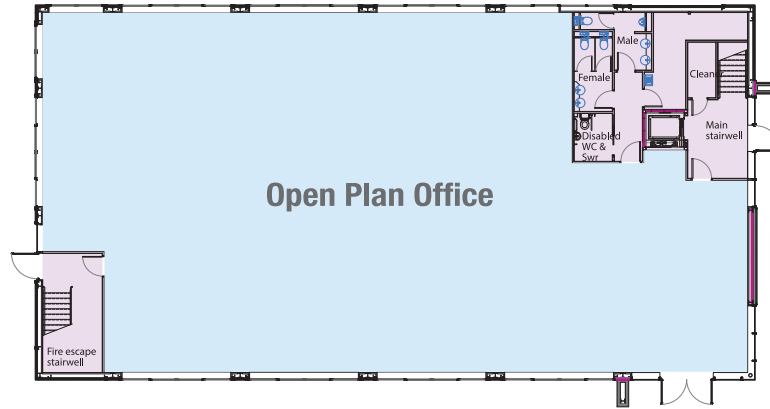
Pavilion 1 (Ground Floor)
 5,188 sq.ft (482m²) NIA
 21 Car Parking Spaces

Pavilions 5/6
 8,500 sq.ft (795m²) NIA
 37 Car Parking Spaces

Pavilions 7/8/10/11
 10,500 sq.ft (975m²) NIA
 42 Car Parking Spaces

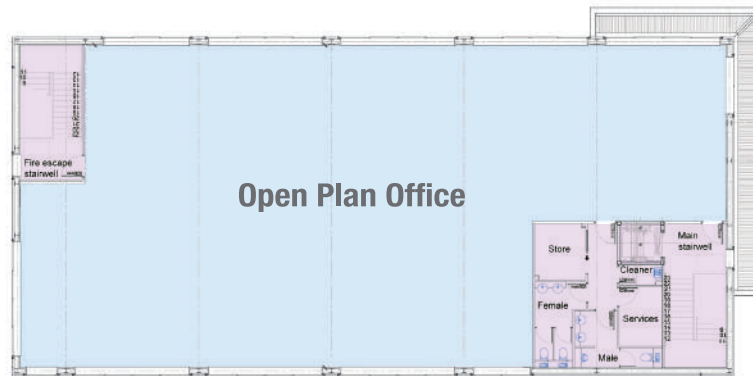
Pavilion 9
 16,400 sq.ft (1,523m²)
 64 Car Parking Spaces

PAVILIONS 1 5,188sq.ft

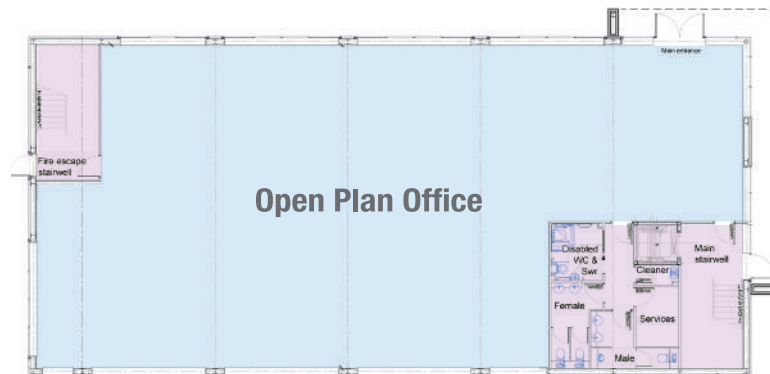


Ground Floor

PAVILIONS 5/6 8,500sq.ft

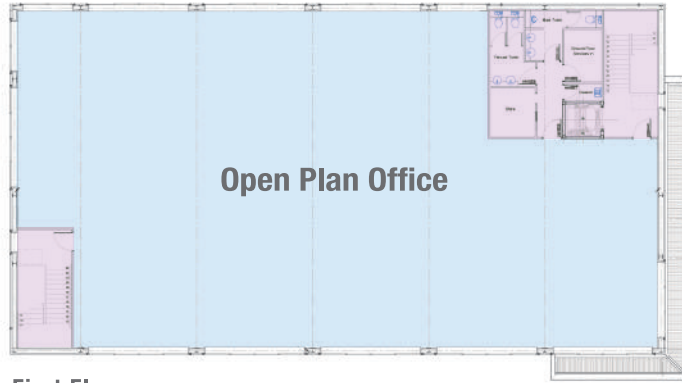


First Floor

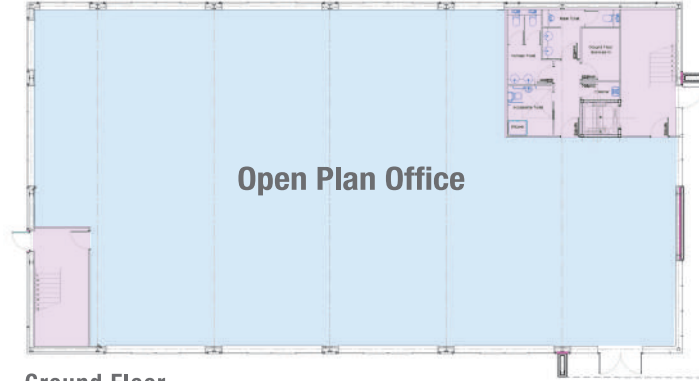


Ground Floor

PAVILIONS 7/8/10/11 10,500sq.ft



First Floor



Ground Floor

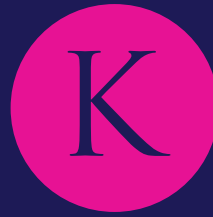
PAVILION 9 16,400sq.ft



First Floor



Ground Floor



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.



BIBBY OFFSHORE



TAQA BRATANI



AMEC



KONGSBERG



SURVIVEX



SEABROKERS



BLUESKY BUSINESS SPACE



TEEKAY PETROJARL



HALLIBURTON



ATOS ORIGIN



BRISTOW



TOTAL



FUGRO IMPROV



PINSENT MASONS



CHC SCOTIA



EUROCOPTER



FMC TECHNOLOGIES



COATES OFFSHORE



Kingshill

PARK

LEASE TERMS

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

RENTAL

Information and quoting rental is available on application.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal expenses,
together with SDLT 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 Business Park,
or to discuss the terms in further detail, please contact our letting agent.



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