



Kingshill
PARK



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**OFFICE SUITES AVAILABLE
FROM 2,500 - 16,500 ft²**



KNIGHT PROPERTY GROUP

THE DEVELOPMENT

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

Development was completed in early 2014

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 SPECIFICATIONS


- 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 – one space per 27m²
- Daylight sensing energy efficient lighting
- DDA compliant
- 2700mm floor to ceiling height
- EPC rating of A.




1.  AIS

2.  AWILCO OFFSHORE

3.  DAI

4.  BlueSky

5. To Let

6. 1st:  StormGeo

7. To Let

8. Future Phase

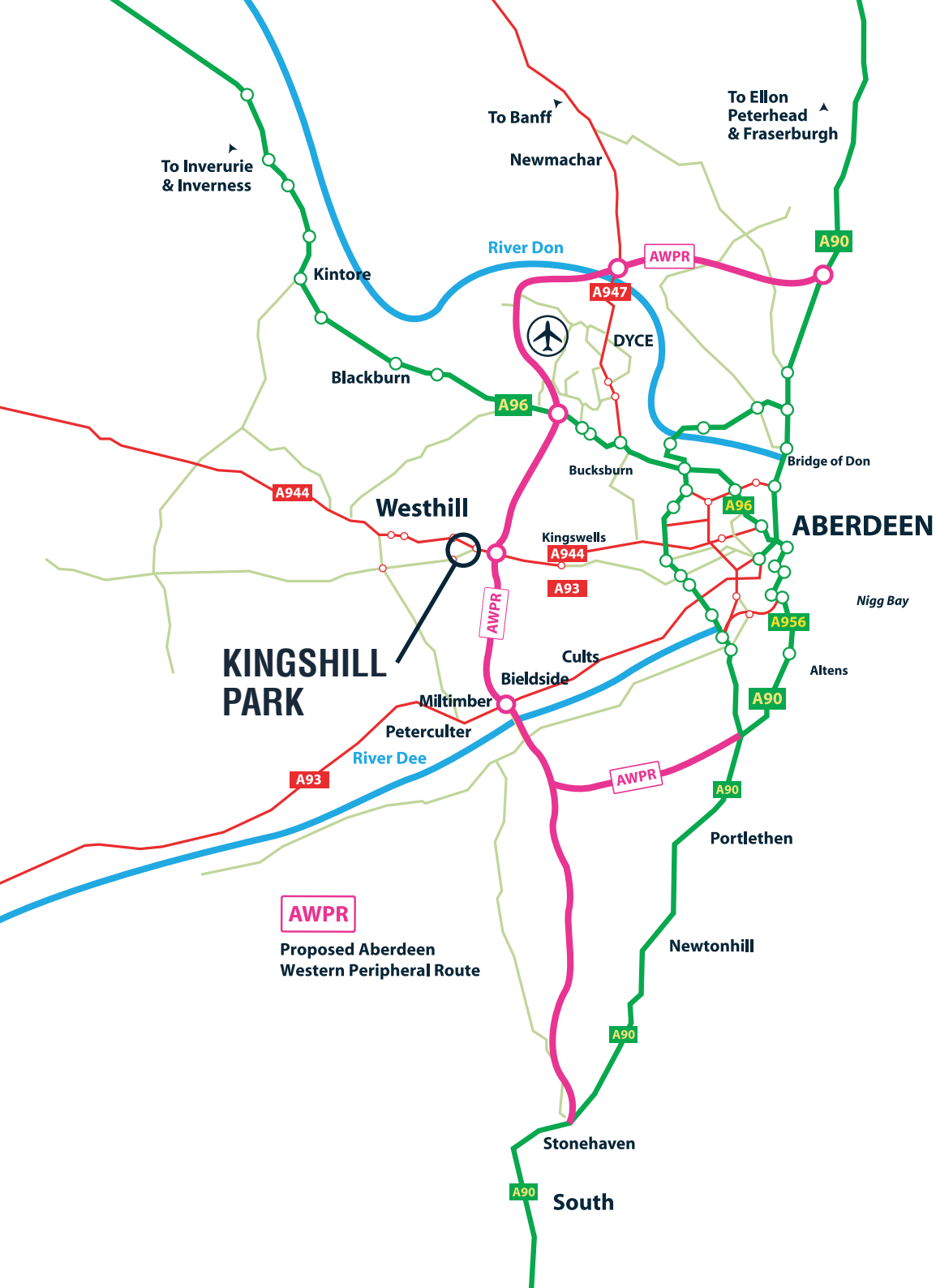
9. Future Phase

10. Future Phase

11. Future Phase

Ground: to let





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), currently under construction, 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 also be found within the town.

SURROUNDING OCCUPIERS



THE SITE

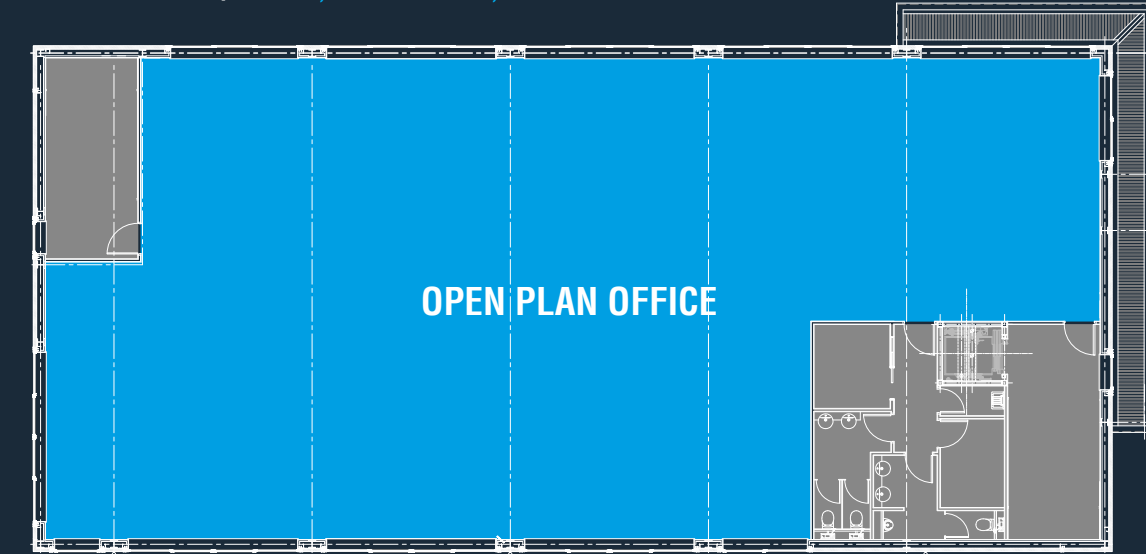
- Pavilion 5**
8,565 ft² (795m²) NIA
37 Car Parking Spaces
- Pavilion 6**
Ground floor to let only
4,295 ft² (399m²) NIA
19 Car Parking Spaces
- Pavilion 7**
10,856 ft² (1008m²) NIA
42 Car Parking Spaces
- Pavilions 8/10/11**
10,500 ft² (975m²) NIA
42 Car Parking Spaces
- Pavilion 9**
16,400 ft² (1,523m²)
64 Car Parking Spaces

AMENITIES

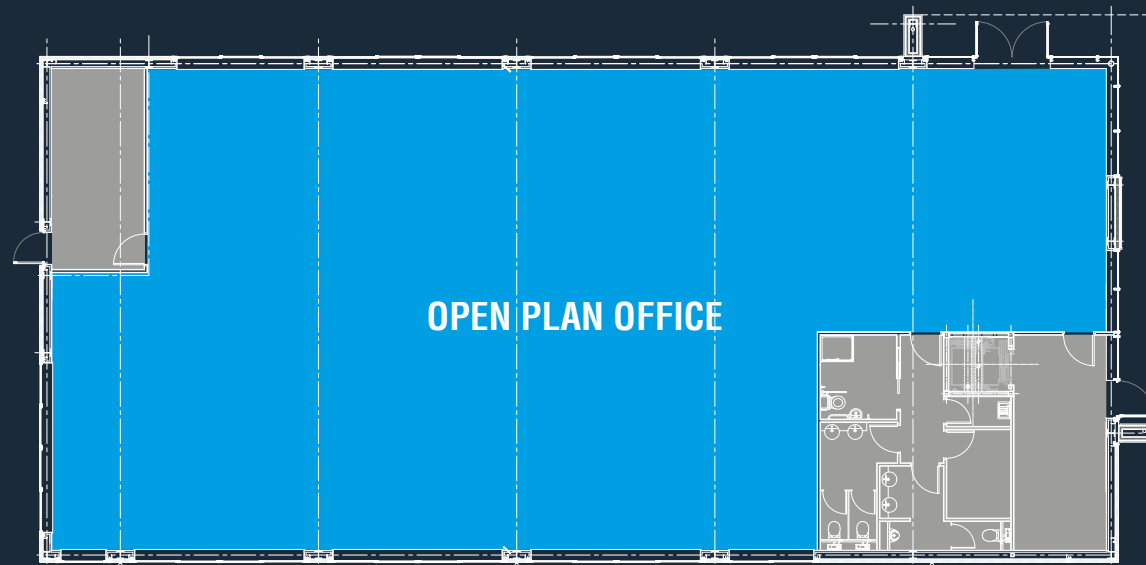
- 7.2 MILES TO AIRPORT
- ADJACENT TO SITE
- 1.5 MILES TO AWPR
- 6.7 MILES TO TRAIN STATION
- ADJACENT TO CYCLE ROUTE
- 6.6 MILES TO CITY CENTRE
- 0.3 MILES TO SUPERMARKET
- 0.2 MILES TO PETROL STATION



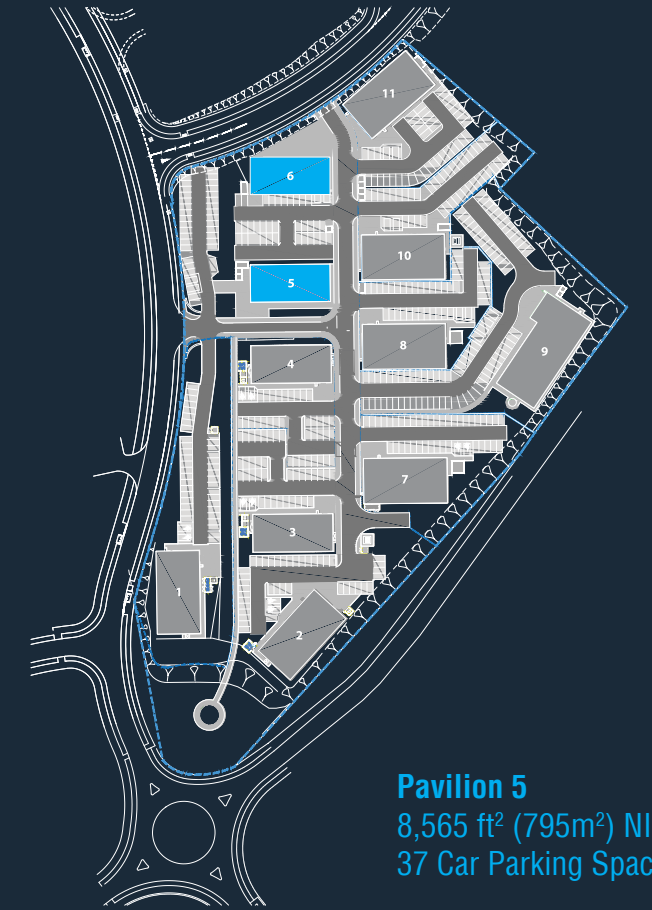
PAVILIONS 5/6 5: 8,565 ft² 6: 8,566 ft²



First Floor



Ground Floor



Pavilion 5
8,565 ft² (795m²) NIA
37 Car Parking Spaces

Pavilion 6
First Floor
Let to StormGeo
Ground Floor
4,295 ft² (399m²) NIA
19 Car Parking Spaces

Pavilions 5/6 Space Plans

Medium Density

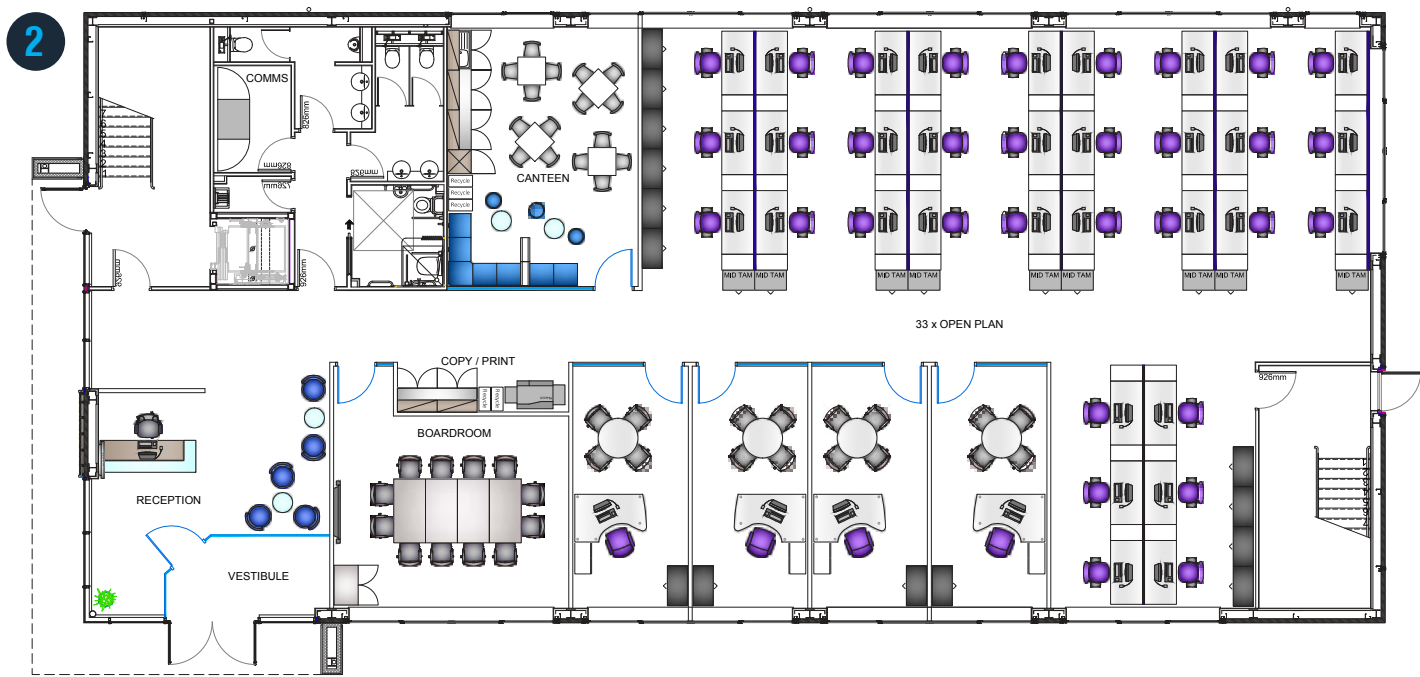
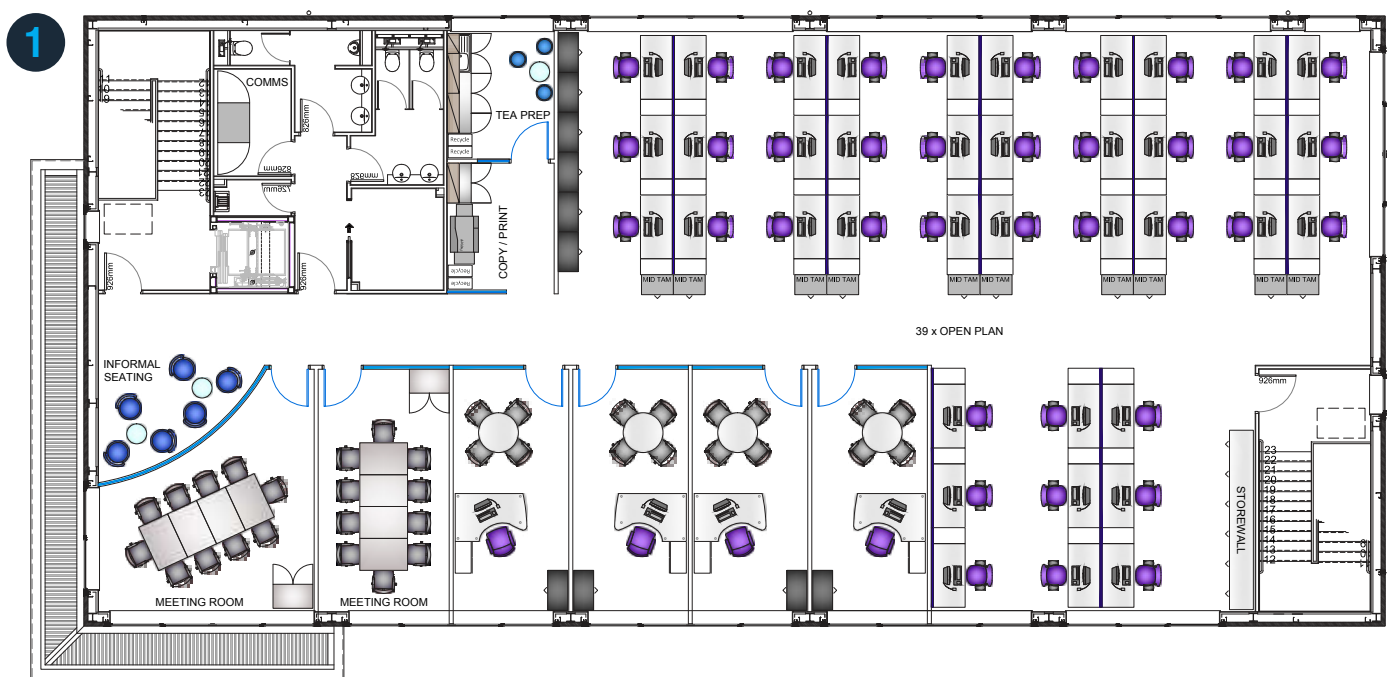
5: 8,565 ft² (795m²) NIA
5: 8,566 ft² (795m²) NIA
37 Car Parking Spaces

1. First Floor

- 39 x open plan
- 4 x single offices
- 2 x 10 person meeting rooms
- Copy/print area
- Tea prep
- Informal seating area

2. Ground Floor

- 33 x open plan
- 4 x single offices
- 1 x 12 person boardroom
- Copy/print area
- Canteen
- Reception/waiting area



Pavilions 5/6 Space Plans

High Density

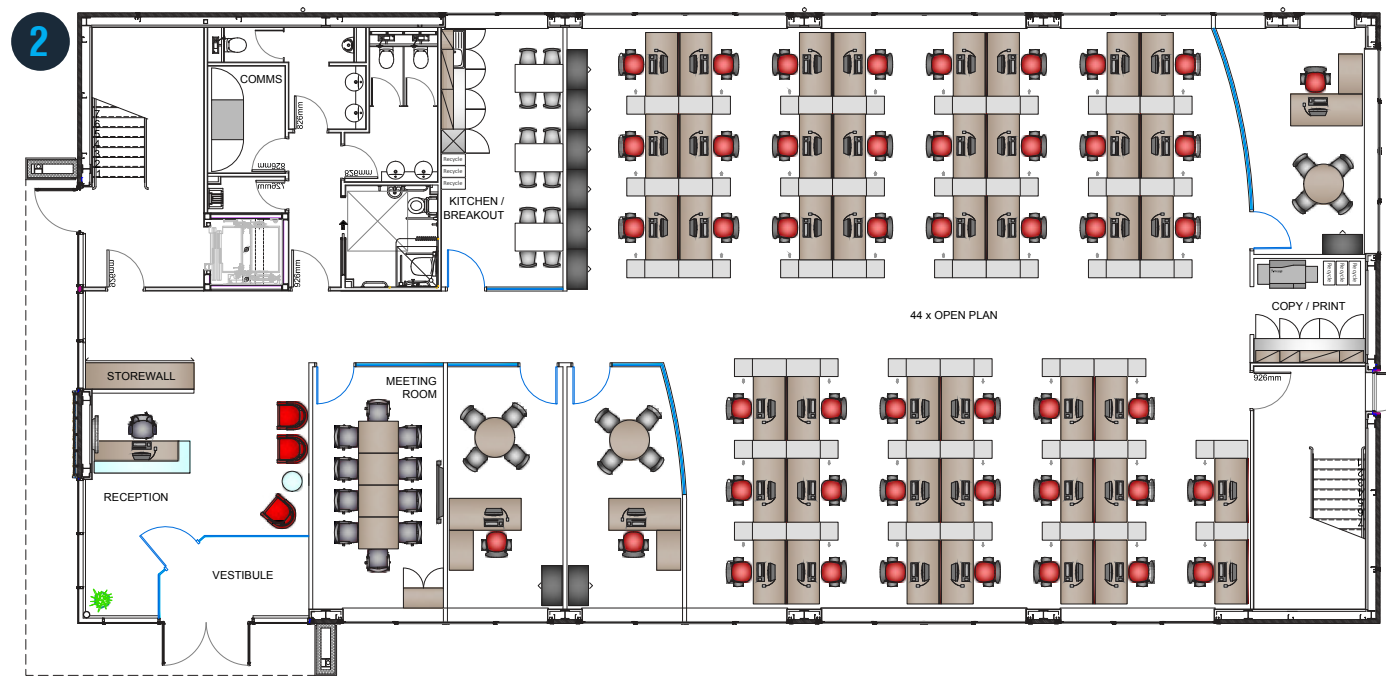
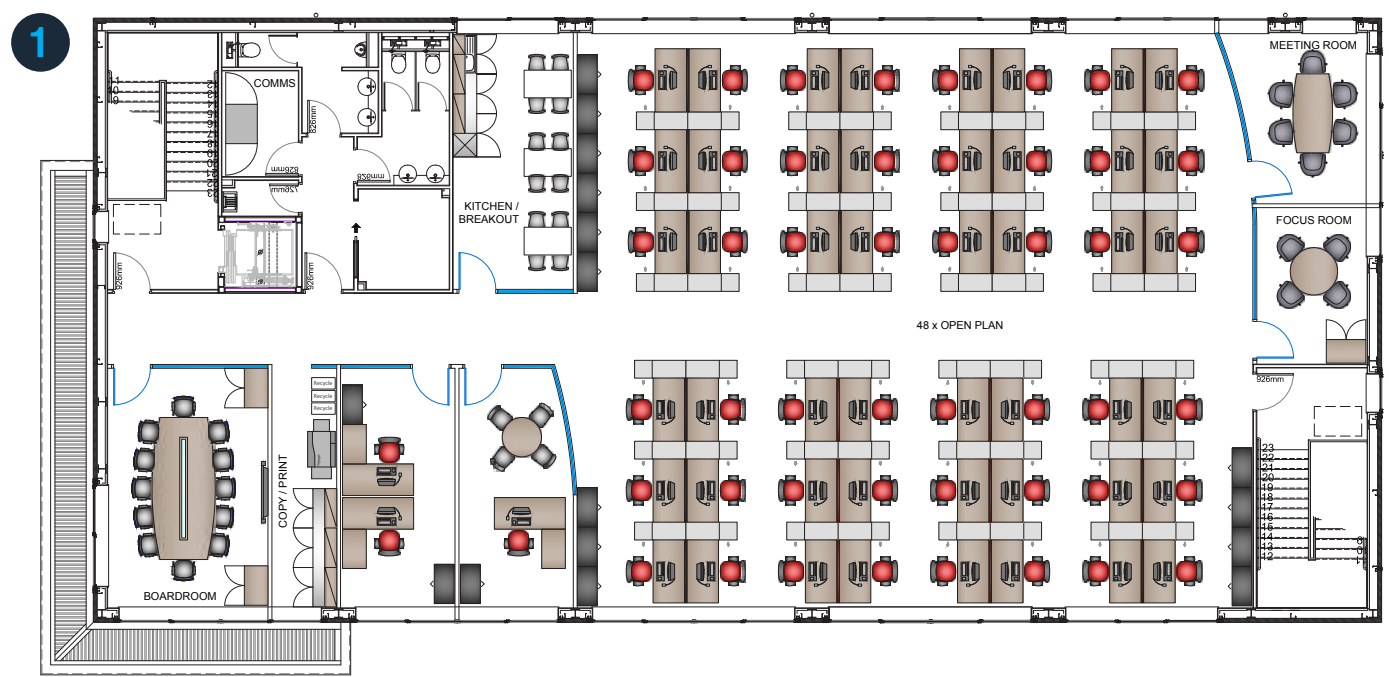
5: 8,565 ft² (795m²) NIA
5: 8,566 ft² (795m²) NIA
37 Car Parking Spaces

1. First Floor

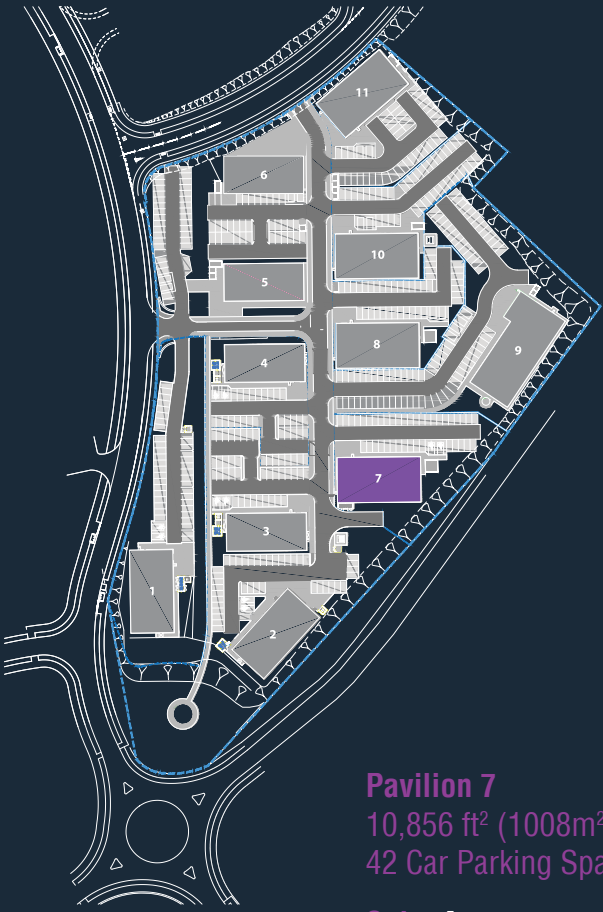
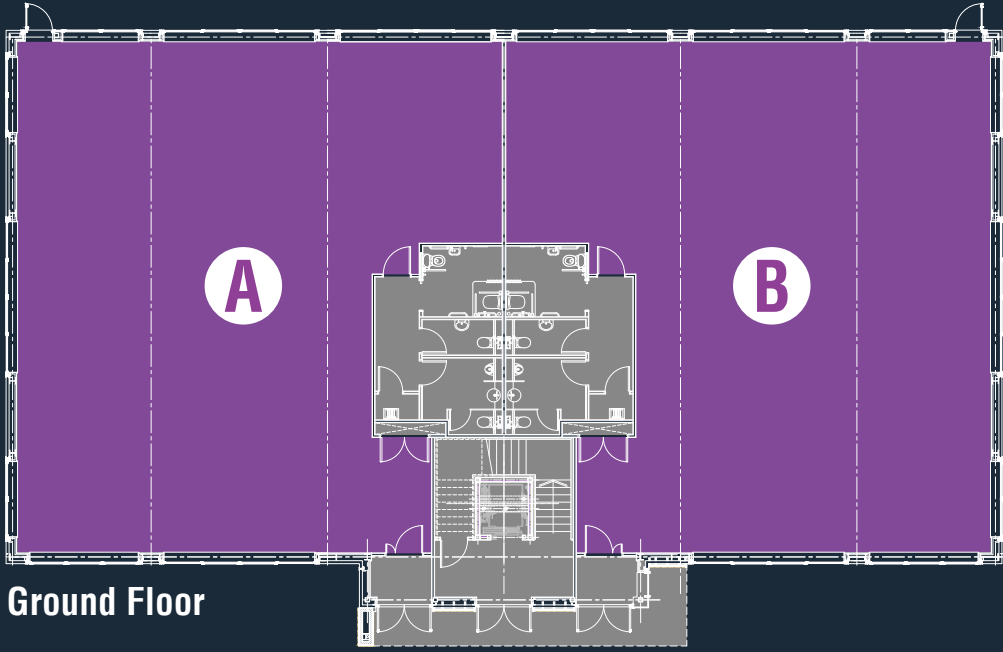
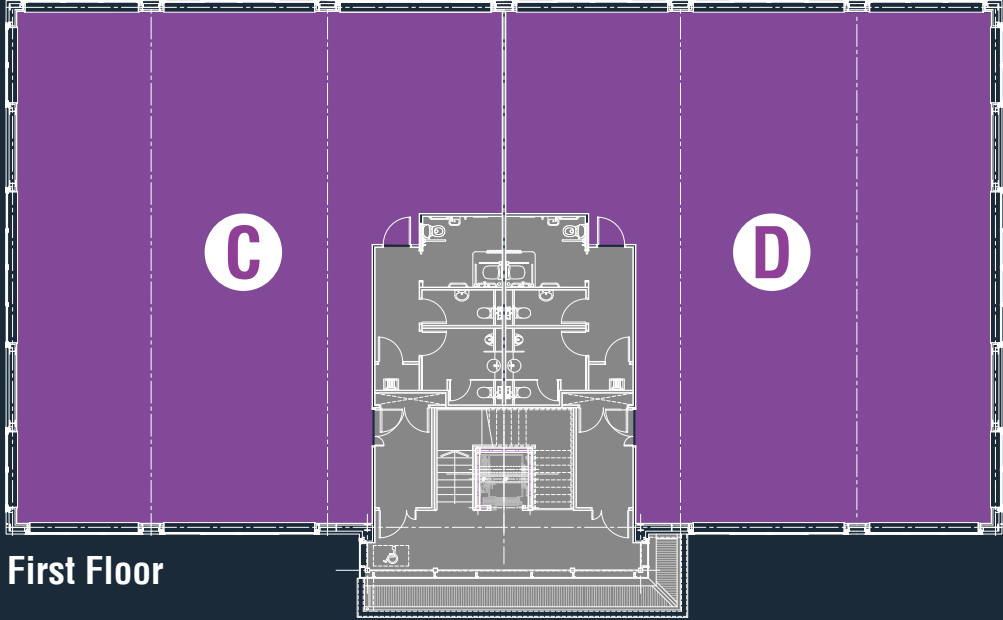
- 48 x open plan
- 1 x single office
- 1 x double office
- 1 x 12 person boardroom
- 1 x 6 person meeting room
- 1 x focus room
- Copy/print area
- Kitchen/breakout area

2. Ground Floor

- Ground Floor
- 44 x open plan
- 3 x single offices
- 1 x 10 person meeting room
- Copy/print area
- Kitchen/breakout area
- Reception/meeting room



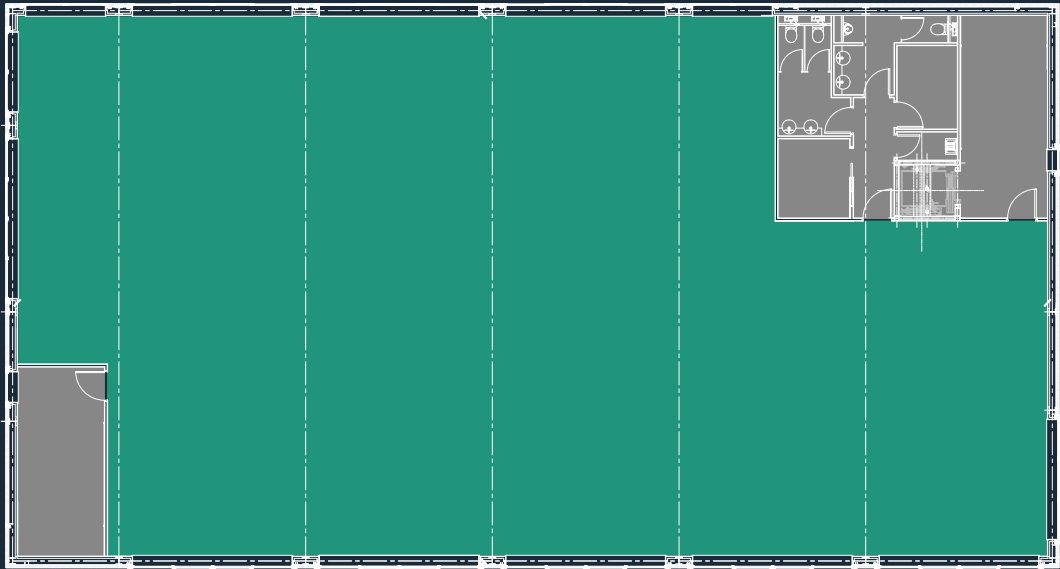
PAVILION 7 10,856 ft²



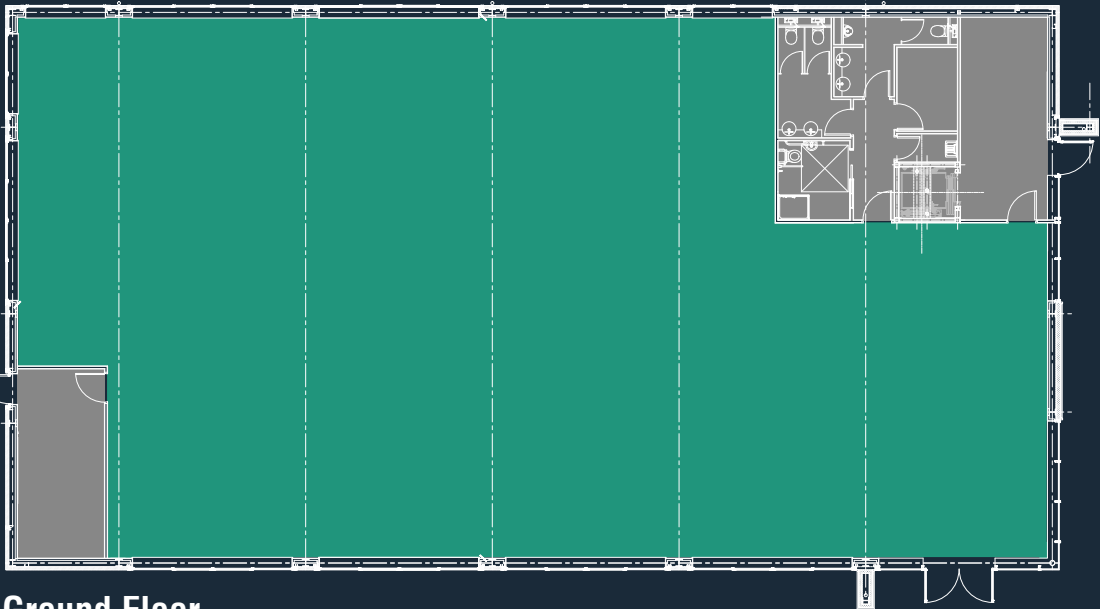
- Pavilion 7**
10,856 ft² (1008m²) NIA
42 Car Parking Spaces
- Suite A**
2693 ft²
- Suite B**
2695 ft²
- Suite C**
2732 ft²
- Suite D**
2736 ft²



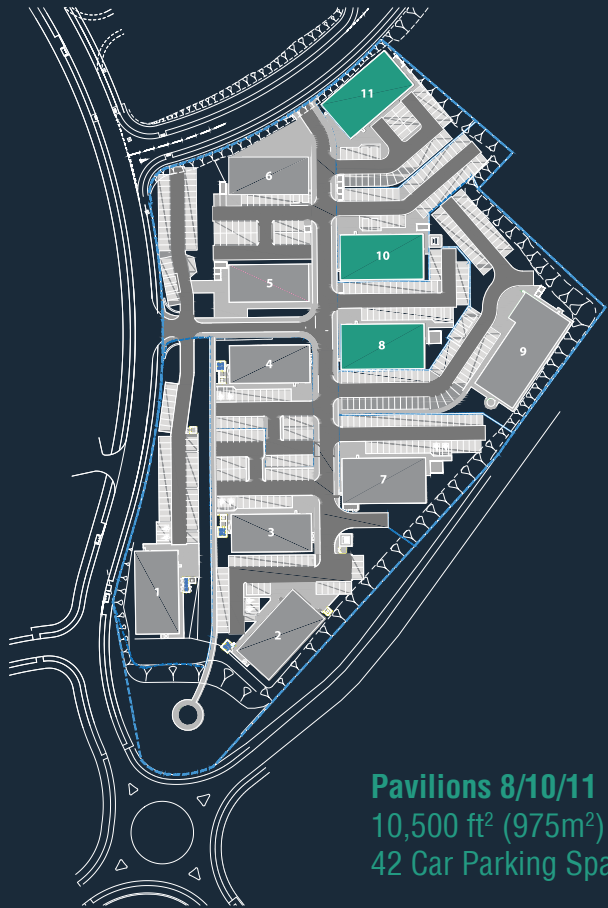
PAVILIONS 8/10/11 10,500 ft²



First Floor

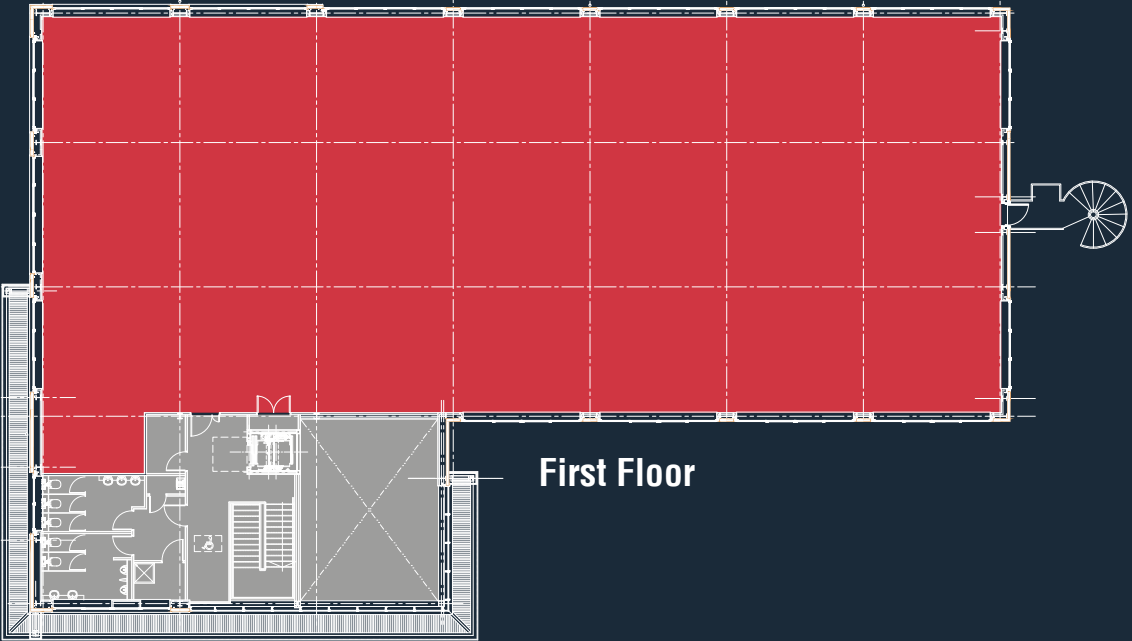


Ground Floor

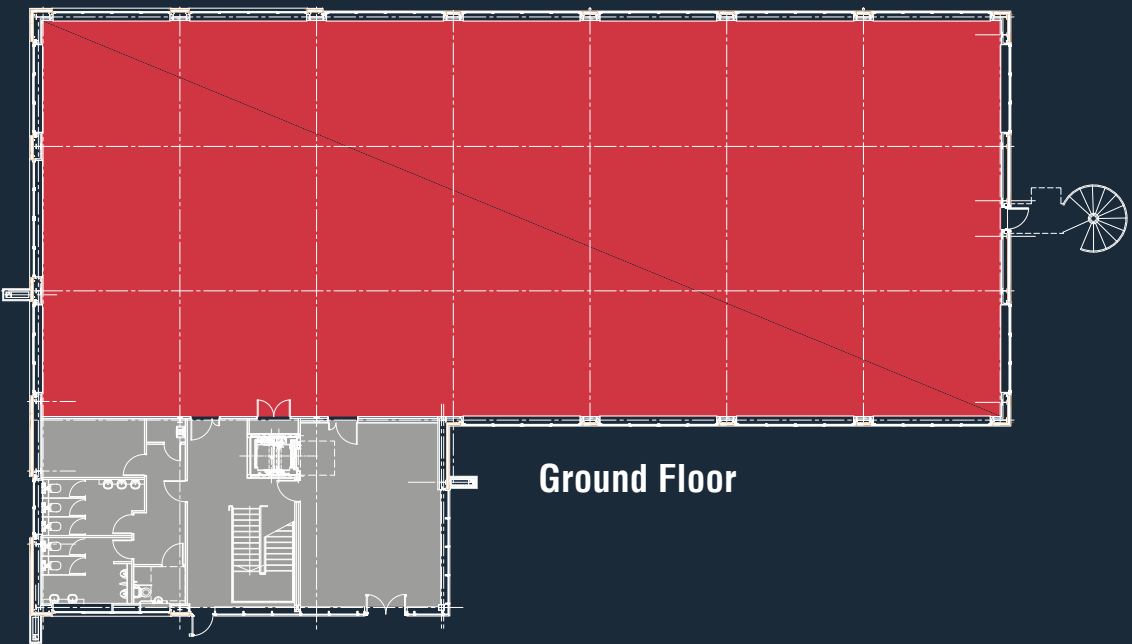


Pavilions 8/10/11
10,500 ft² (975m²) NIA
42 Car Parking Spaces

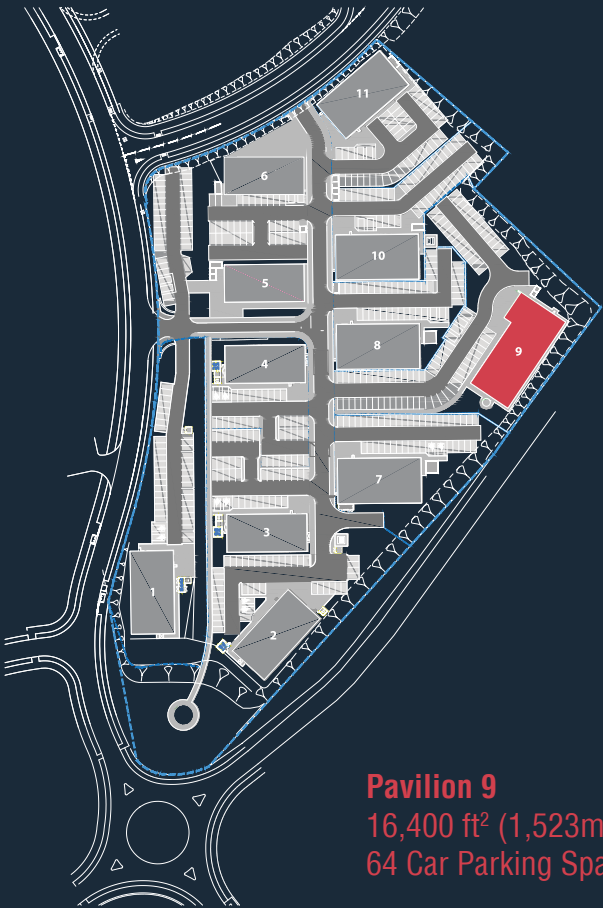
PAVILION 9 16,400 ft²



First Floor



Ground Floor



Pavilion 9
16,400 ft² (1,523m²)
64 Car Parking Spaces



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 the 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.



THE CAPITOL



SEABROKERS



SURVIVEX



AMEC



TAQA BRATANI



BIBBY OFFSHORE



KONGSBERG



TEEKAY PETROJARL



HALLIBURTON



BLUESKY BUSINESS SPACE



FUGRO IMPROV



ATOS ORIGIN



EUROCOPTER



BRISTOW



PINSENT MASONS



TOTAL



NO.2 CASTLE TERRACE



110 GEORGE STREET



Kingshill P A R K

www.knightpropertygroup.co.uk

LEASE TERMS

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

LEGAL COST

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

RENTAL

Information and quoting rental is available on application.

RATING ASSESSMENT

A guide to rating assessment is available on request.

VAT

All figures quoted are exclusive of VAT.

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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