

AVAILABLE  
Q4 2022



# INDUSTRIAL UNITS TO LET

**PLOT 8** FROM APPROX. 1,230 SQ.FT - 12,460 SQ.FT  
**PLOT 9** FROM APPROX. 2,500 SQ.FT - 10,000 SQ.FT



KNIGHT PROPERTY GROUP



# LOCATION

## 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.

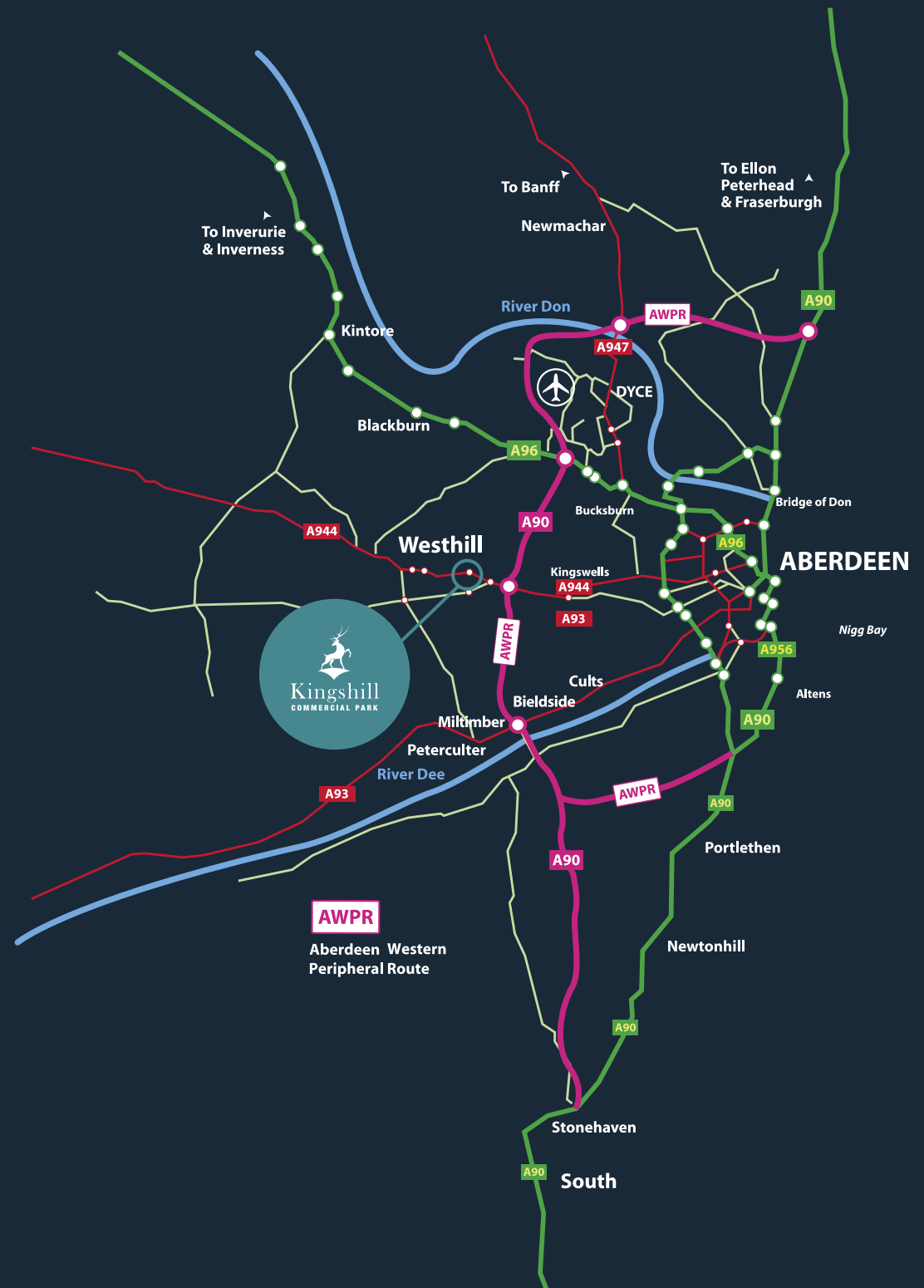
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for travelling to and from work. The town is within close proximity to the Aberdeen Western Peripheral route (AWPR), which intersects with the main Westhill to Aberdeen road.

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.



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



## SURROUNDING OCCUPIERS



# THE DEVELOPMENT

Knight Property Group are developing an exciting new phase at Kingshill Commercial Park in Westhill, Aberdeenshire, which is recognised as a world centre of excellence for underwater engineering. This latest phase in the development will comprises a number of new-build industrial and trade counter units with private parking.

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

Nearby occupiers include Screwfix, Tool Station, The Paint Shed, Power Jacks, Texo Group, Tendeke and Petroleum Technology Company.

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

The properties are anticipated to have an EPC rating of 'A'.





## SPECIFICATION

The units provide high quality accommodation ideal for a number of uses including trade counter and storage and distribution.



6.5M EAVES  
HEIGHT



LED  
LIGHTING



6M HIGH ELECTRIC  
ROLLER SHUTTER  
DOOR



MINIMAL OFFICE  
CONTENT



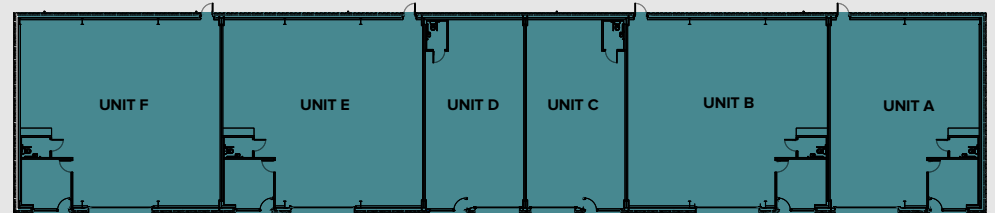
GENEROUS  
CAR PARKING





# PLOT 8

## FLOOR PLANS:



## SCHEDULE OF AREAS:

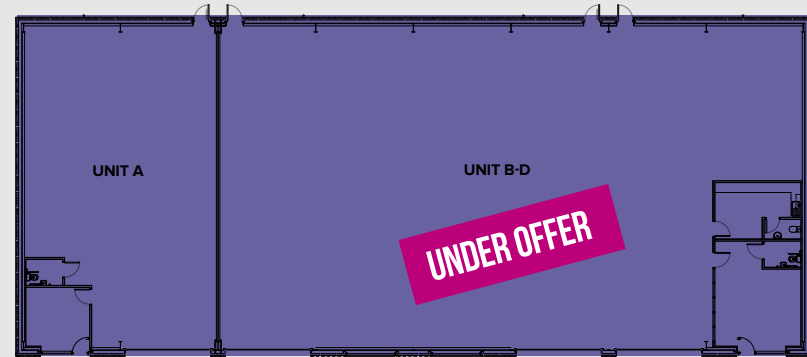
UNIT A	232.25 m <sup>2</sup>	2,500 sq.ft
UNIT B	232.25 m <sup>2</sup>	2,500 sq.ft
UNIT C	114.26 m <sup>2</sup>	1,230 sq.ft
UNIT D	114.26 m <sup>2</sup>	1,230 sq.ft
UNIT E	232.25 m <sup>2</sup>	2,500 sq.ft
UNIT F	232.25 m <sup>2</sup>	2,500 sq.ft
CAR PARKING	35 SPACES	





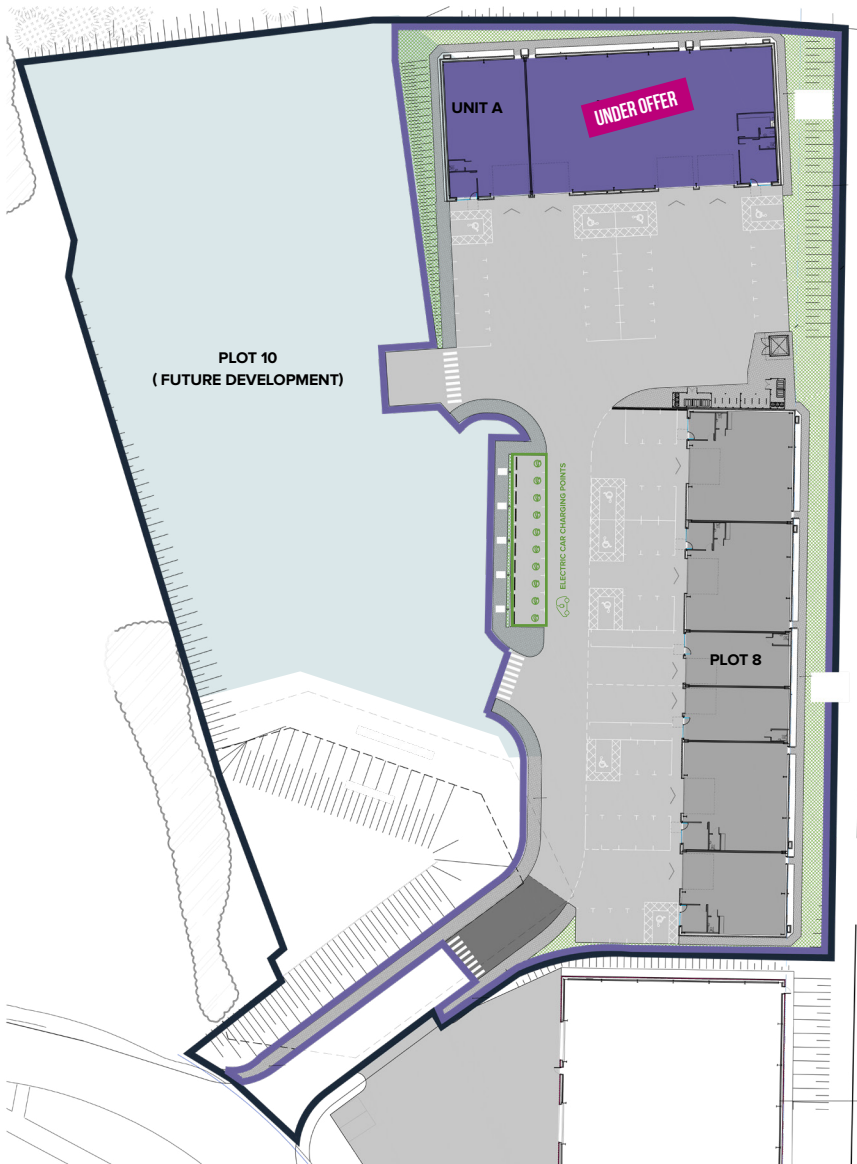
# PLOT 9

## FLOOR PLANS:



## SCHEDULE OF AREAS:

UNIT A	232.25 m <sup>2</sup>	2,500 sq.ft
UNIT B	232.25 m <sup>2</sup>	2,500 sq.ft
UNIT C	232.25 m <sup>2</sup>	2,500 sq.ft
UNIT D	232.25 m <sup>2</sup>	2,500 sq.ft
CAR PARKING	28 SPACES	





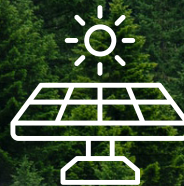
# GREEN CREDENTIALS



All buildings to a have  
target EPC "A"



Electric car  
charging points



Solar photovoltaics  
panels to 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 units are available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

#### RATEABLE VALUE:

The properties will require to be assessed on occupation.

#### LEGAL COSTS:

Each party will bear their own legal costs.

The ingoing tenant/purchaser will be responsible for any Land and

#### VAT:

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

#### 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 Commercial Park, please contact our letting agents:**



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