



KNIGHT PROPERTY GROUP

AVAILABLE
FIRST 12 MONTHS
RATES FREE



Kingshill
COMMERCIAL PARK

INDUSTRIAL UNITS TO LET

- UNIT 8** WORKSHOP 5,658 SQ.FT / OFFICES 3,668 SQ.FT / YARD 9,580 SQ.FT
- UNIT 9** WORKSHOP 11,060 SQ.FT / OFFICE 4,555 SQ.FT / YARD 11,948 SQ.FT
- UNIT 10** WORKSHOP 11,182 SQ.FT / OFFICE 4,555 SQ.FT / YARD 12,378 SQ.FT

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.

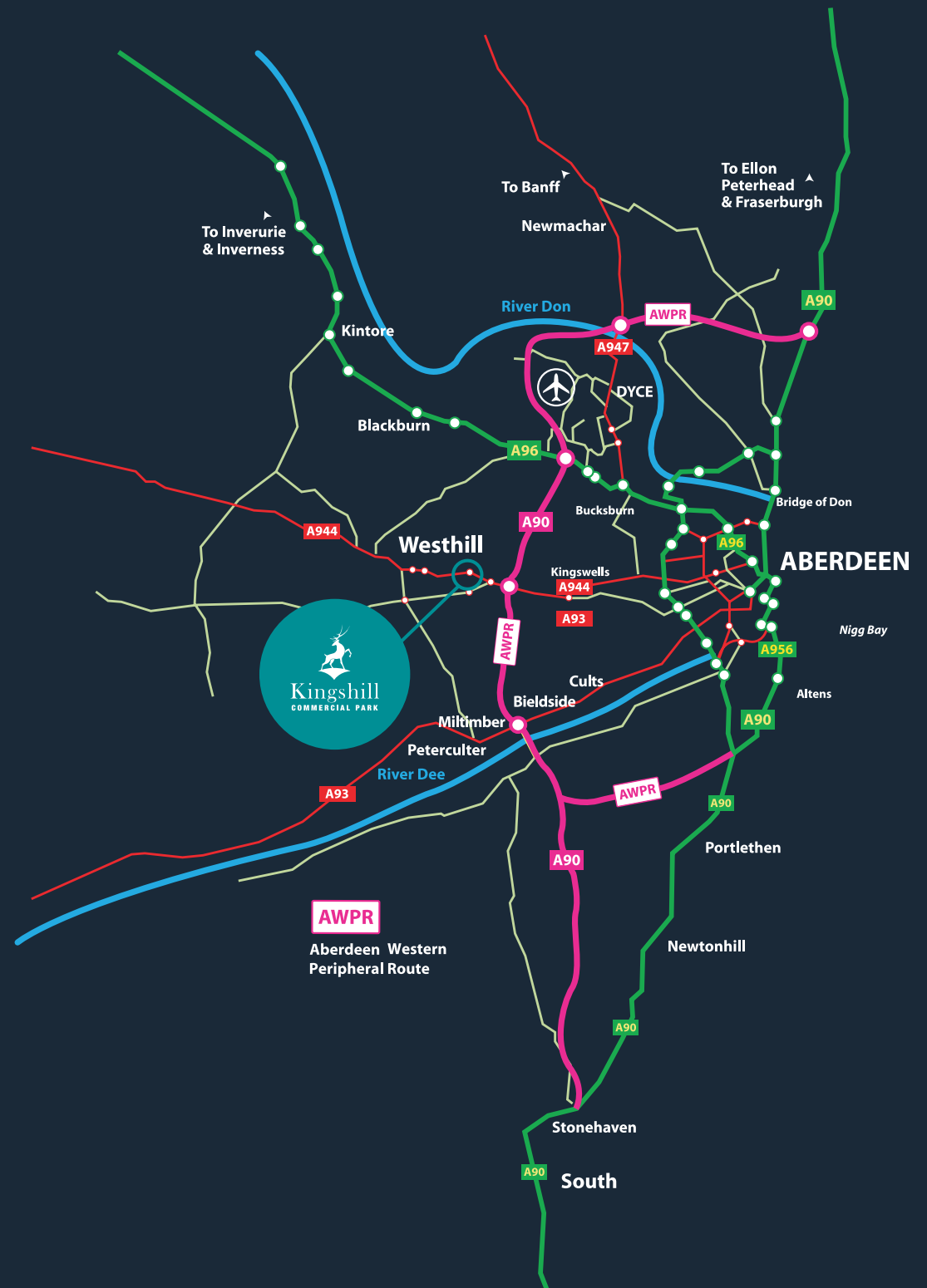
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for travelling to and from work. The town is within close proximity to the Aberdeen Western Peripheral route (AWPR), which intersects with the main Westhill to Aberdeen road.

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



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 comprise 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 incoming occupiers an excellent working environment.

Nearby occupiers include Screwfix, Tool Station, The Paint Shed, Power Jacks, Texo Group, Tendeka and Interwell.

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'.



SURROUNDING OCCUPIERS





SPECIFICATION

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



8M EAVES
HEIGHT



LED
LIGHTING



6M HIGH ELECTRIC
ROLLER SHUTTER
DOOR



GENEROUS CAR
PARKING AND CAR
CHARGING

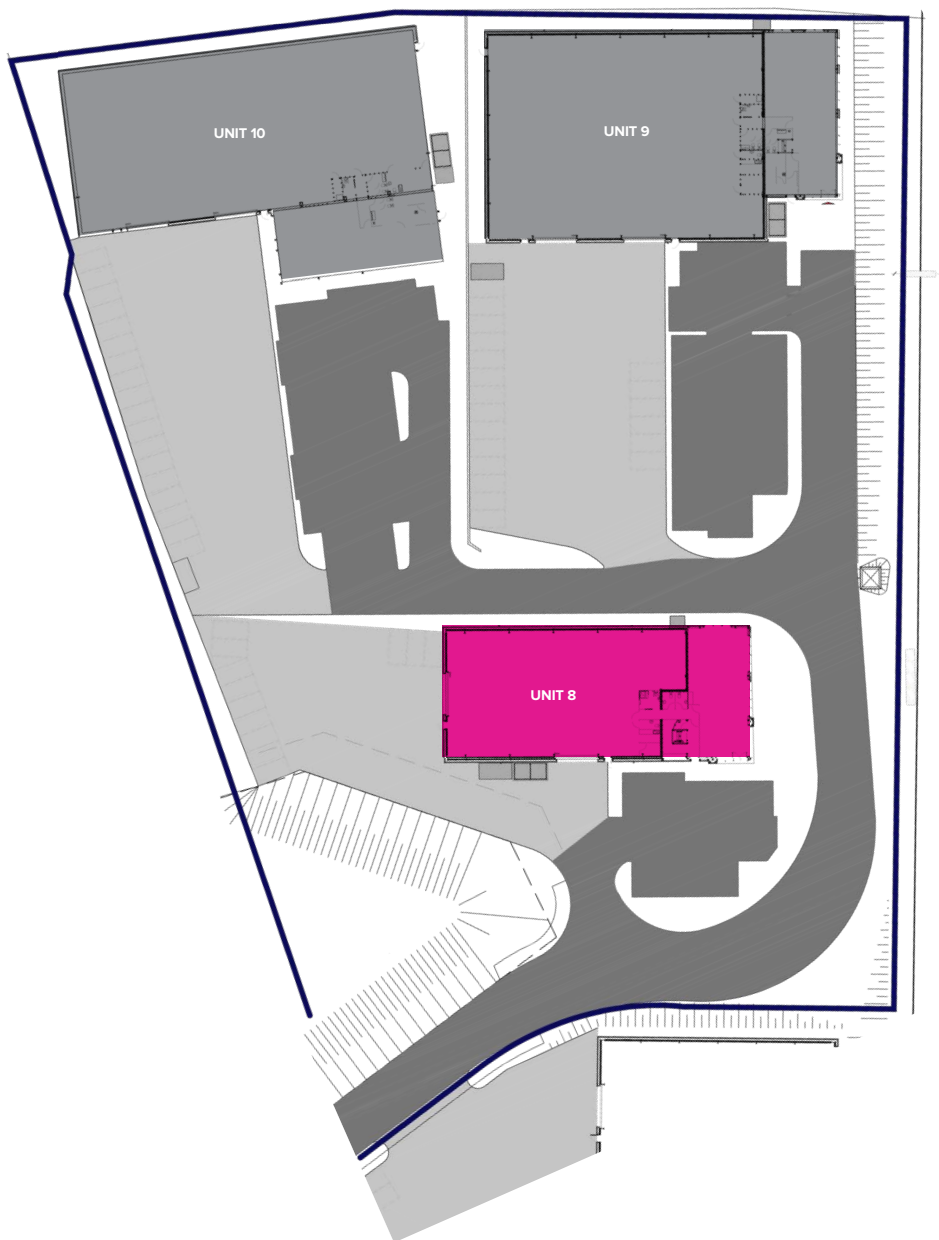


EPC A
RATING



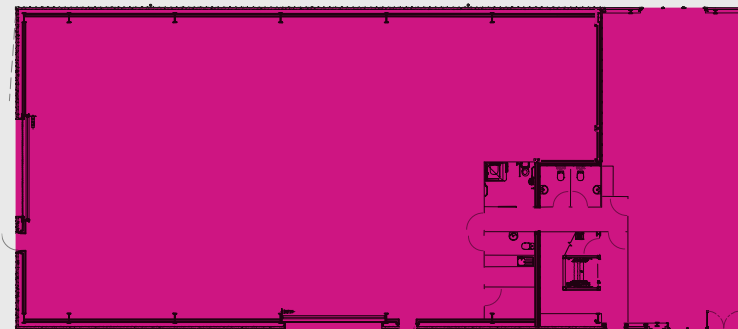
STEELWORK WILL
ACCOMMODATE 10
TONNE CRANE





UNIT 8

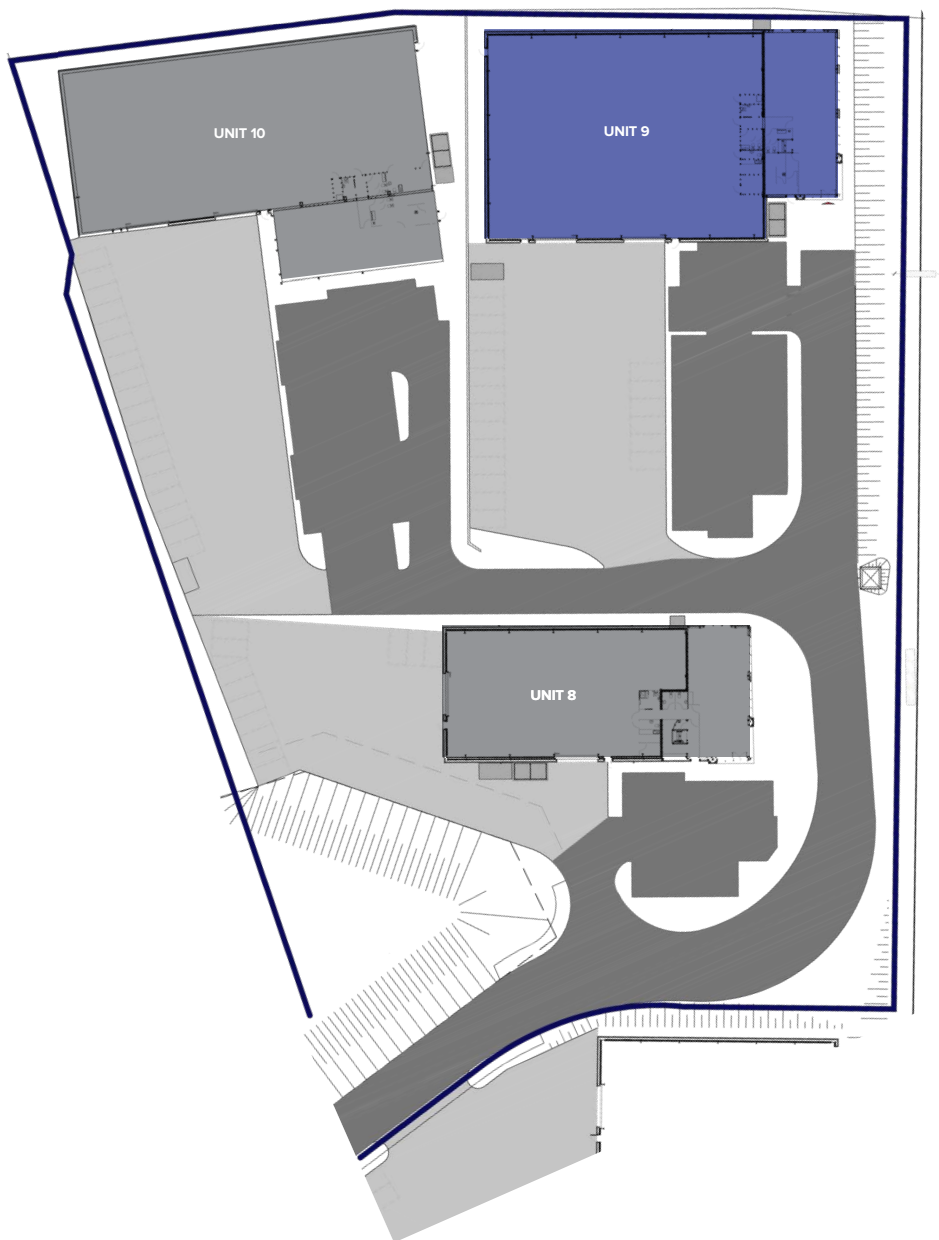
FLOOR PLANS:



SCHEDULE OF AREAS:

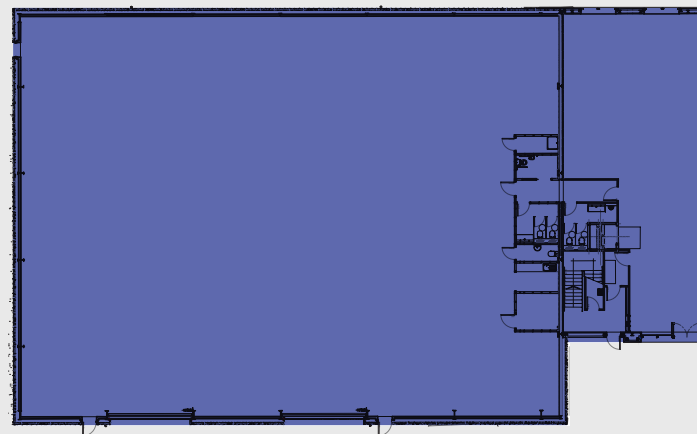
WORKSHOP	525 sq.m	5,658 sq.ft
OFFICE	340 sq.m	3,668 sq.ft
TOTAL	865 sq.m	9,326 sq.ft

SECURE YARD	890 sq.m	9,580 sq.ft
CAR PARKING	26 SPACES	



UNIT 9

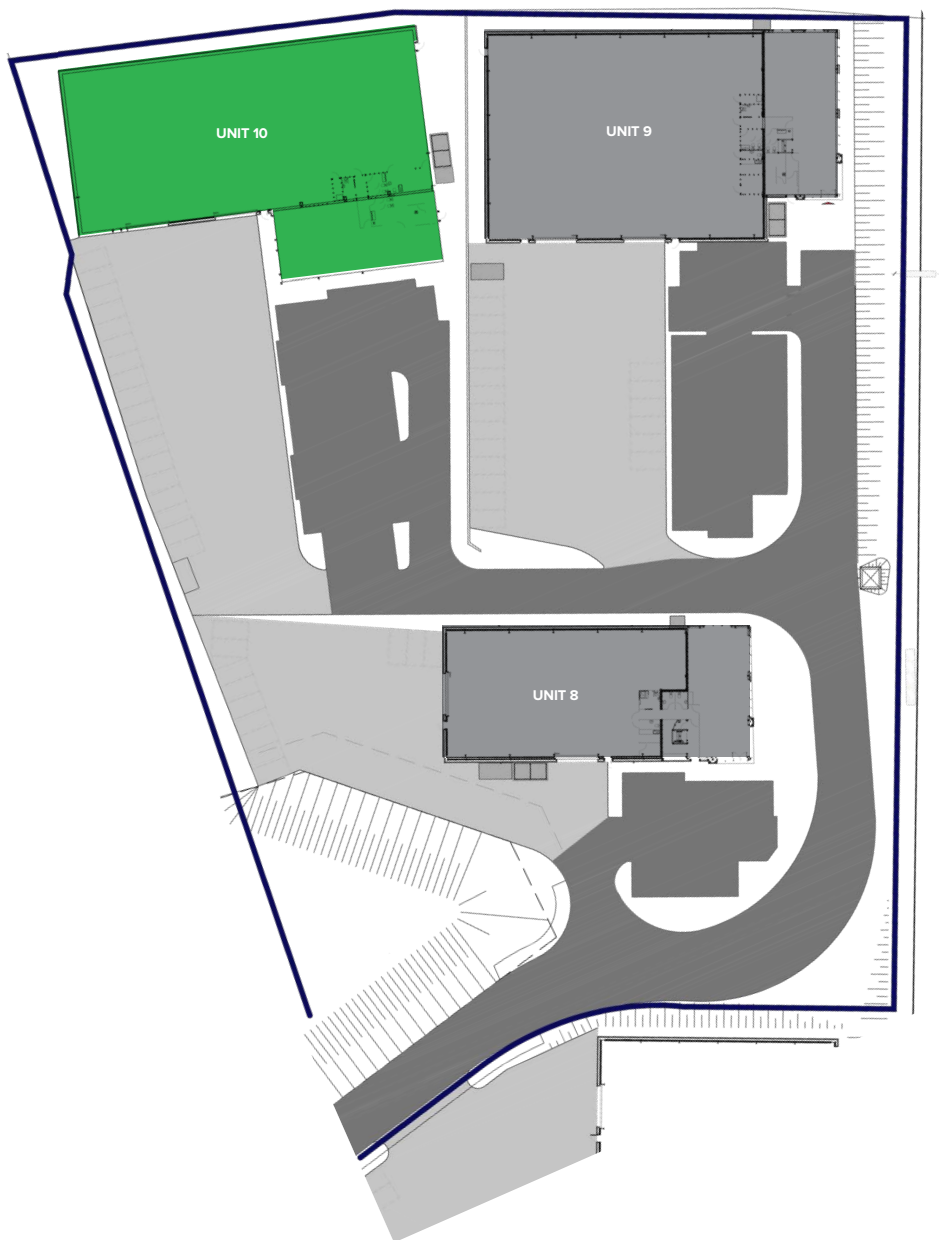
FLOOR PLANS:



SCHEDULE OF AREAS:

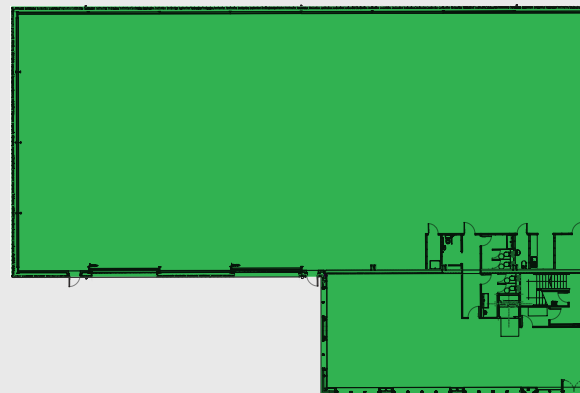
WORKSHOP	1,028 sq.m	11,060 sq.ft
OFFICE	423 sq.m	4,555 sq.ft
TOTAL	1,451 sq.m	15,615 sq.ft

SECURE YARD	423 sq.m	11,948 sq.ft
CAR PARKING	47 SPACES	



UNIT 10

FLOOR PLANS:



SCHEDULE OF AREAS:

WORKSHOP	1,038 sq.m	11,182 sq.ft
OFFICE	423 sq.m	4,555 sq.ft
TOTAL	1,461 sq.m	15,737 sq.ft

SECURE YARD	1,149 sq.m	12,378 sq.ft
CAR PARKING	47 SPACES	

GREEN CREDENTIALS



All buildings to have
a target EPC of 'A'



Electric car
charging points



Solar photovoltaics
panels to the roof



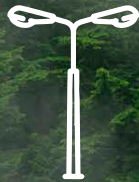
Energy efficient LED
lighting throughout



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

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 will be responsible for any land and Buildings Transaction Tax and Registration Dues, if applicable

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:



Claire Herriot

01224 971139

Claire.Herriot@savills.co.uk

Dan Smith

01224 971134

dan.smith@savills.co.uk



Paul Richardson

01224 588866

Paul.Richardson@ryden.co.uk

Daniel Stalker

01224 588866

Daniel.Stalker@ryden.co.uk