



Kingshill
PARK

Pavilions 10 & 11

OFFICE SUITES IN WESTHILL, ABERDEENSHIRE

Pavilion 10 Ground Floor
5,390 sq.ft

Pavilion 11 Suite A GF
2,627 sq.ft

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP



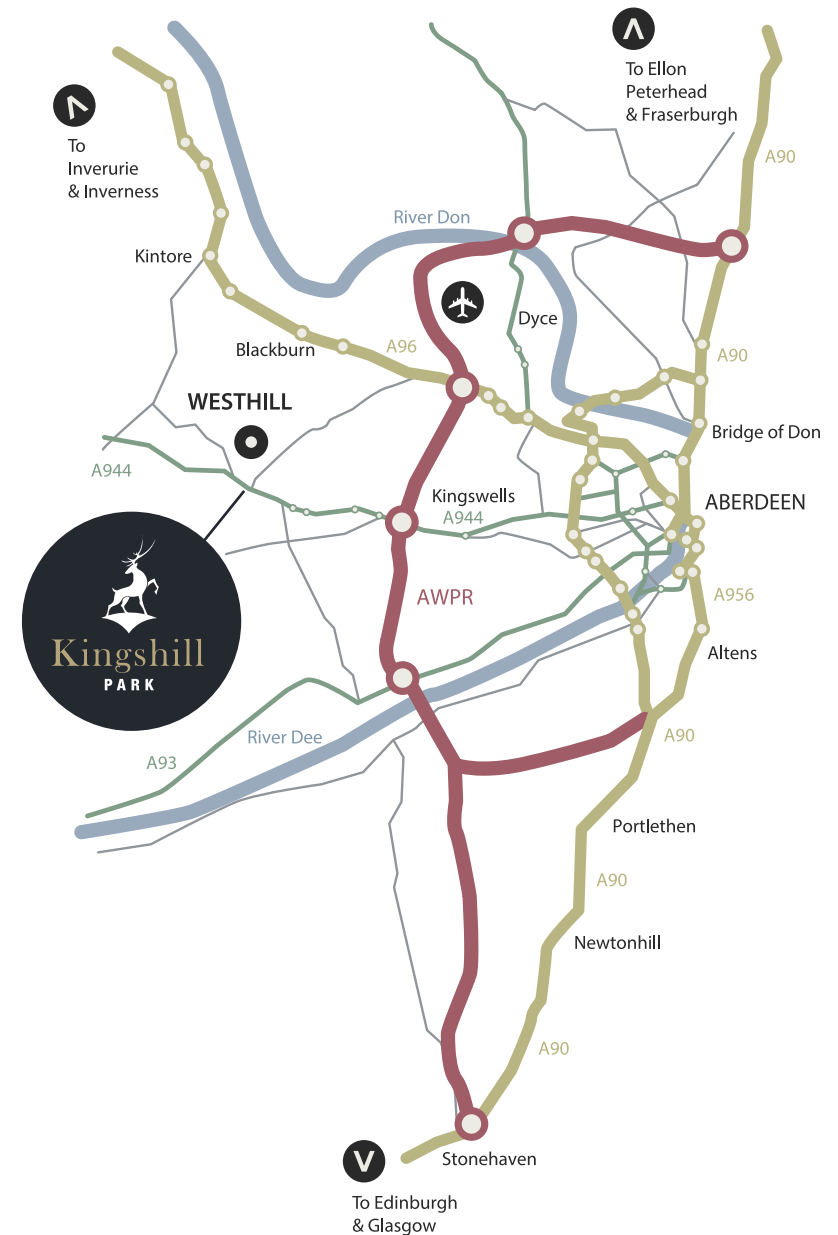


LOCATION

KINGSHILL PARK IS A SHORT DISTANCE EAST OF ABERDEEN WESTERN PERIPHERAL ROUTE (AWPR/A90). EQUIDISTANT TO THE NORTH, SOUTH AND CENTRE OF ABERDEEN, WESTHILL PROVIDES THE OPTIMUM LOCATION FOR BUSINESS.

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, a new Wickes Superstore, along with a number of smaller shops located within the central shopping centre. These retail uses are supplemented by the Kingshill Commercial Park retail scheme, which provides high quality eateries, a hairdresser and other hardware stores including Screwfix and Toolstation. Recently three drive thru's have opened adjacent to the A944; Starbucks, Greggs and Mcdonalds.

Pavilions 10 & 11



NEARBY



7.2 miles to
airport



0.6 miles to
Costco



6.7 miles to
train station



Adjacent to
cycle route
and bus stop



0.5 miles to
Tesco Superstore



1.5 miles to
AWPR



0.4 miles to
petrol station



6.6 miles to
city centre



0.1 miles to Starbucks,
Greggs & McDonalds



0.8 miles to M&S
Simply Food & Aldi



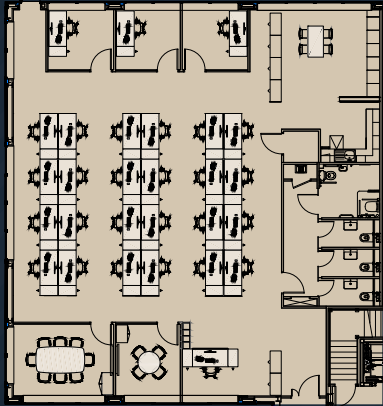
0.1 miles to
EV Charging
Station

Pavilions 10 & 11



Pavilions 10 & 11

PAVILION 11 – SUITE A GROUND FLOOR



PAVILION 10 – GROUND FLOOR



ACCOMMODATION & SPECIFICATION

- + Open plan office space
- + 150mm raised access floor
- + 2.7m floor to ceiling height
- + 3 pipe VRV heat recovery air conditioning
- + Photovoltaic roof panels generating electricity
- + LED Lighting throughout
- + Electric car charging points
- + Pavilion 11 benefits from a full internal fit out, and is ready for immediate occupation



Pavilion 11



Pavilion 10



Pavilion 11



Pavilions 10 & 11

Westhill,
Aberdeenshire

RATEABLE VALUE

Pavilion 10 - £86,000. Effective 18 August 2023

Pavilion 11 - £42,000. Effective 1 April 2023

ENERGY PERFORMANCE CERTIFICATE

EPC A.

LEASE TERMS

The Suites are available to let on full repairing and insuring terms. Further information is available on request from the letting agent.

VAT

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

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 applicable.

ENTRY

On conclusion of legal missives.

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

VIEWINGS & OFFERS

Viewing is strictly by arrangement with the letting agents:

DAN SMITH

07967 555835

dan.smith@savills.com

BEN CLARK

07890 909447

ben.clark@savills.com



ARRON FINNIE

07880 716900

arron.finnie@ryden.co.uk

SCOTT FARQUHARSON

07384 543094

scott.farquharson@ryden.co.uk

