

PLANNING  
APPLICATION LODGED



# Kirkhill

BUSINESS PARK



KNIGHT PROPERTY GROUP



## 11 INDUSTRIAL UNITS **TO LET**

SIZES RANGING FROM 2,500 SQ.FT TO 7,000 SQ.FT



WATCH FLYOVER



# Kirkhill Business Park

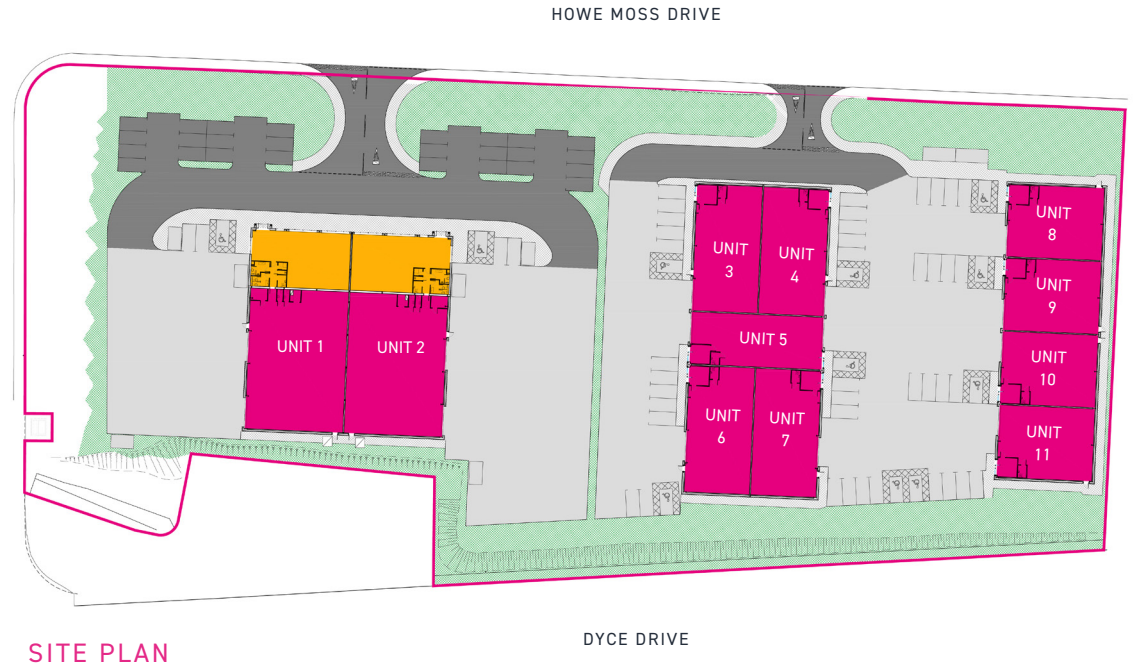
## THE DEVELOPMENT

Knight Property Group has created an exciting new industrial business park in the heart of Kirkhill Industrial Estate, one of the city's premier industrial locations.

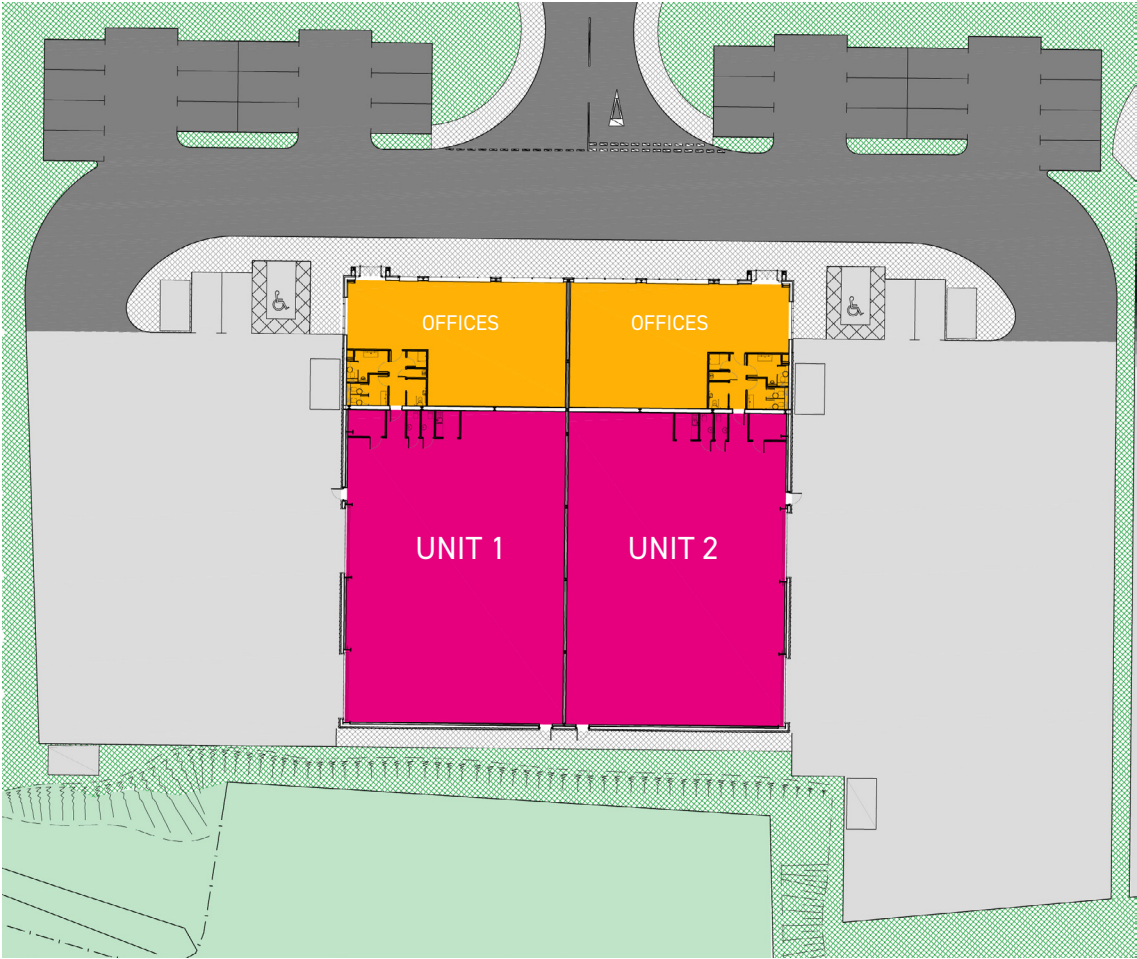
The site is prominently situated on Howe Moss Drive with excellent frontage to Dyce Drive and only a short distance away from both Aberdeen Airport and the Aberdeen Western Peripheral Route.

## DESCRIPTION

Kirkhill Business Park comprises of 11 high quality industrial units with sizes from 2,500 sq.ft to 7,000 sq.ft.







# Specification

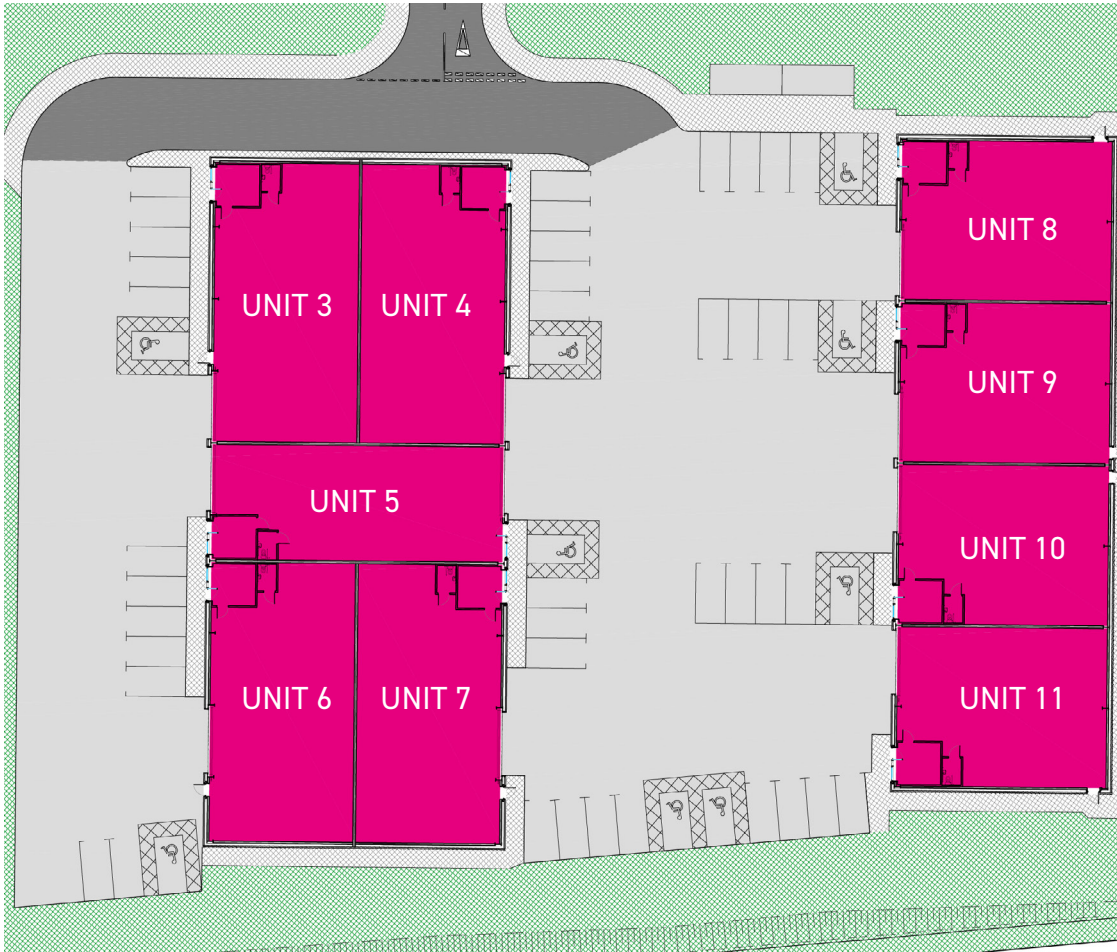
## WAREHOUSE

- » 6.50m internal eaves height
- » Secure concrete yard
- » Structure capable of incorporating 10 tonne overhead crane
- » Electrical roller shutter door access (5.25m wide x 5.45m high)
- » High bay lighting
- » 3-phase power

## OFFICE

- » Open plan office space
- » 150mm raised access floor
- » 2.7m floor to ceiling height
- » Each unit has 16 spaces in total including 1 x disabled space

	UNIT 1	UNIT 2
WAREHOUSE	5,000 SQ.FT	5,000 SQ.FT
OFFICE	2,000 SQ.FT	2,000 SQ.FT
TOTAL	7,000 SQ.FT	7,000 SQ.FT
YARD	9,644 SQ.FT	13,304 SQ.FT



UNIT 3	3,000 SQ.FT
UNIT 4	3,000 SQ.FT
UNIT 5	2,500 SQ.FT
UNIT 6	3,000 SQ.FT
UNIT 7	3,000 SQ.FT

UNIT 8	2,500 SQ.FT
UNIT 9	2,500 SQ.FT
UNIT 10	2,500 SQ.FT
UNIT 11	2,500 SQ.FT

\*Units can be combined to provide larger units

# Specification

## UNIT 3, 4, 6 & 7

- » 6.50m internal eaves height
- » Electrical roller shutter door access (5.25m wide x 5.10m high)
- » LED lighting
- » 3-phase power supply
- » Small office pod with welfare facilities
- » Each unit has 6 spaces including 1 x disabled space

## UNITS 5, 8, 9, 10 & 11

- » 6.50m internal eaves height
- » Electrical roller shutter door access (5.25m wide x 5.10m high)
- » LED lighting
- » 3-phase power supply
- » Small office pod with welfare facilities
- » Each unit has 5 parking spaces including 1 x disabled

## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

## RENTAL

Information on the quoting rent is available on application.

## SERVICE CHARGE

The tenant will be responsible for a proportionate share for the payment of a service charge in relation to the landscaping, maintenance, servicing and administration of the contracts, serving the non-exclusive parts of the estate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC Rating of A is being targeted.

## RATEABLE VALUE

The properties will be assessed by Aberdeen City Council upon occupation.

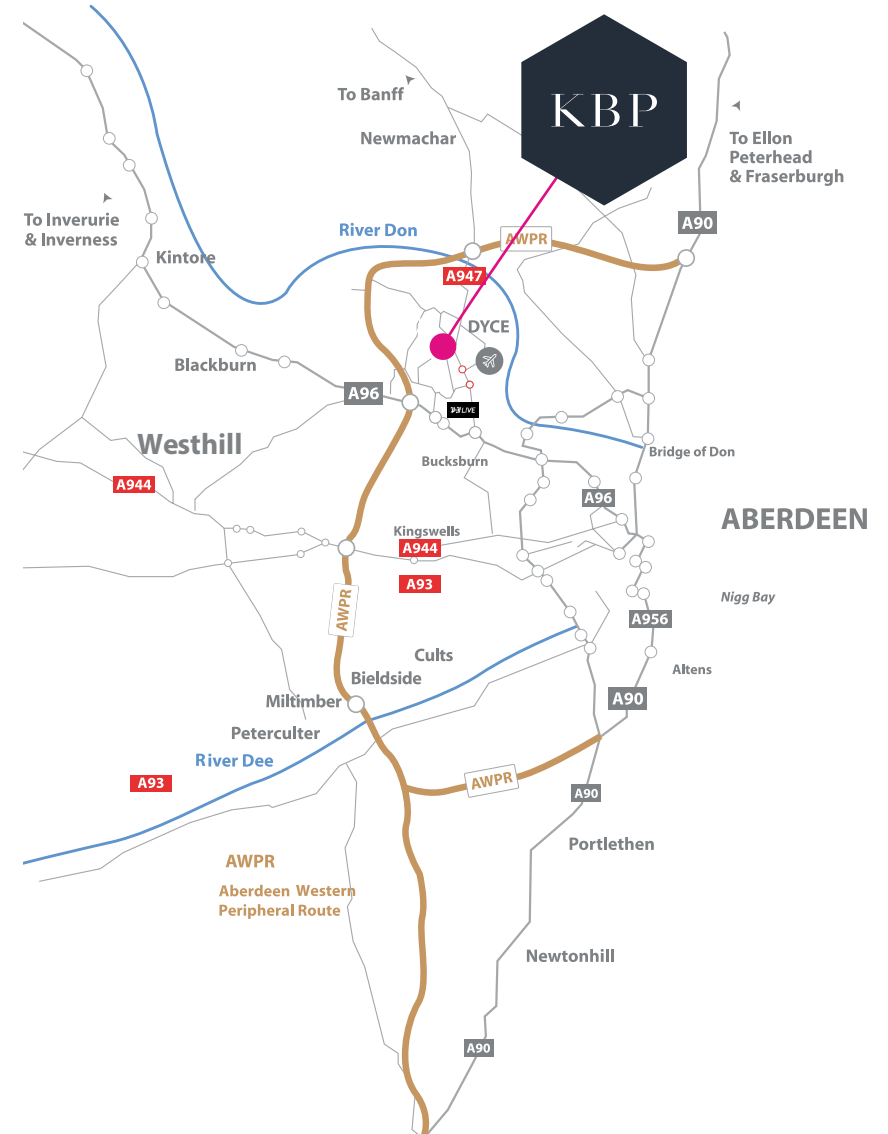
## LEGAL COSTS

The incoming tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

## VAT

All figures quoted are exclusive of VAT.

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For further information or to request a viewing please contact our joint letting agents.

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