

THE HUB
@ KIRKHILL



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KNIGHT PROPERTY GROUP

TO LET/FOR SALE
INDUSTRIAL DEVELOPMENT OPPORTUNITY



WATCH FLYOVER



THE HUB @ KIRKILL

THE DEVELOPMENT

The Hub @Kirkhill is an exciting new industrial business park that is located in the heart of Kirkhill Industrial Estate, one of Aberdeen's premier industrial locations.

The site is prominently situated on Howe Moss Drive with excellent frontage onto Dyce Drive and is a short distance away from Aberdeen Airport, the Aberdeen Western Peripheral Route and the city's newly completed exhibition and conference centre, P&J live.

The Hub @ Kirkhill will be developed out by Knight Property Group and will offer occupiers the opportunity to acquire bespoke premises tailored to an occupier's exact requirement.

- + Close to AWPR
- + Fully Serviced Plots
- + Plots available from 1 acre to 4 acres
- + Available for Build to Suit, Lease or Sale

SURROUNDING OCCUPIERS

Occupiers in close proximity to the business park include, Halliburton, BP, Aker, Baker Hughes, Expro and Oceaneering.

HALLIBURTON



AkerSolutions™

Baker Hughes



EXPRO

OCEANEERING®



RENT | SALE TERMS

Information on the quoting rents and sale prices 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

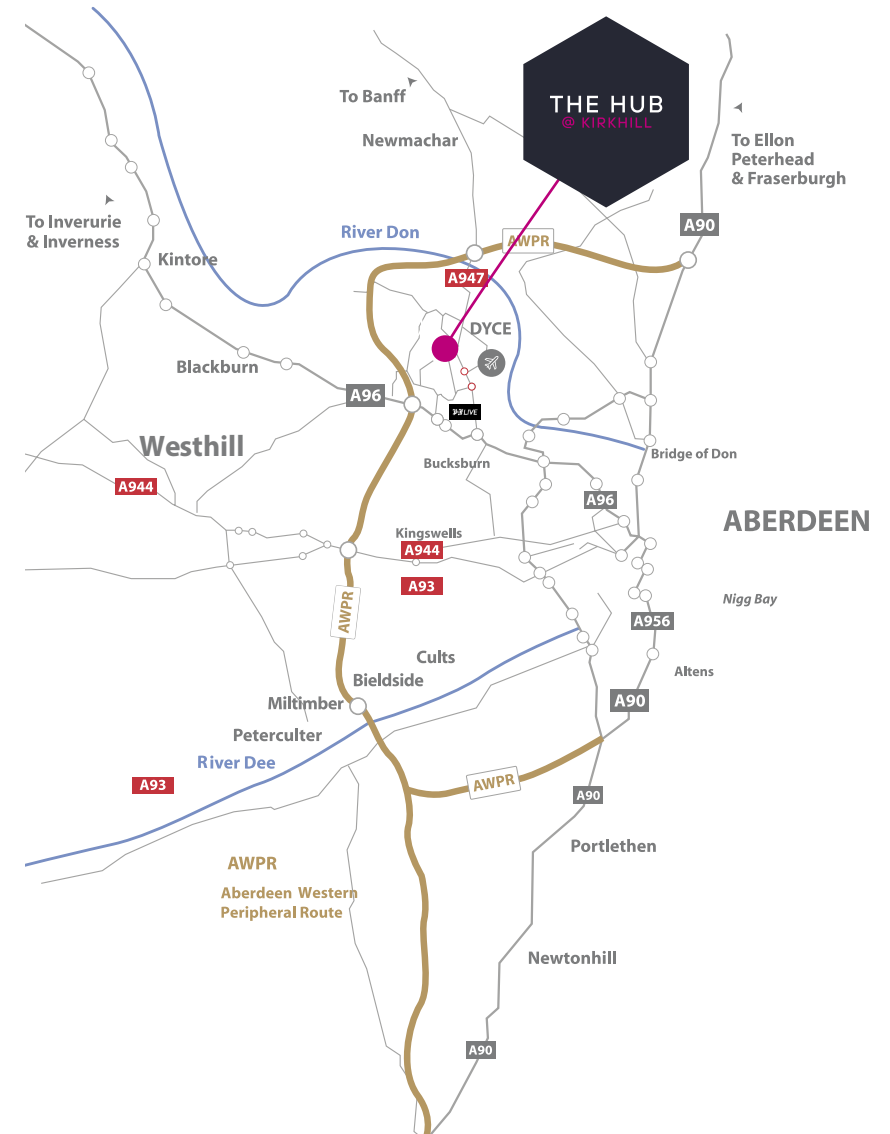
The properties will be assessed by Aberdeen City Council upon occupation.

LEGAL COSTS

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

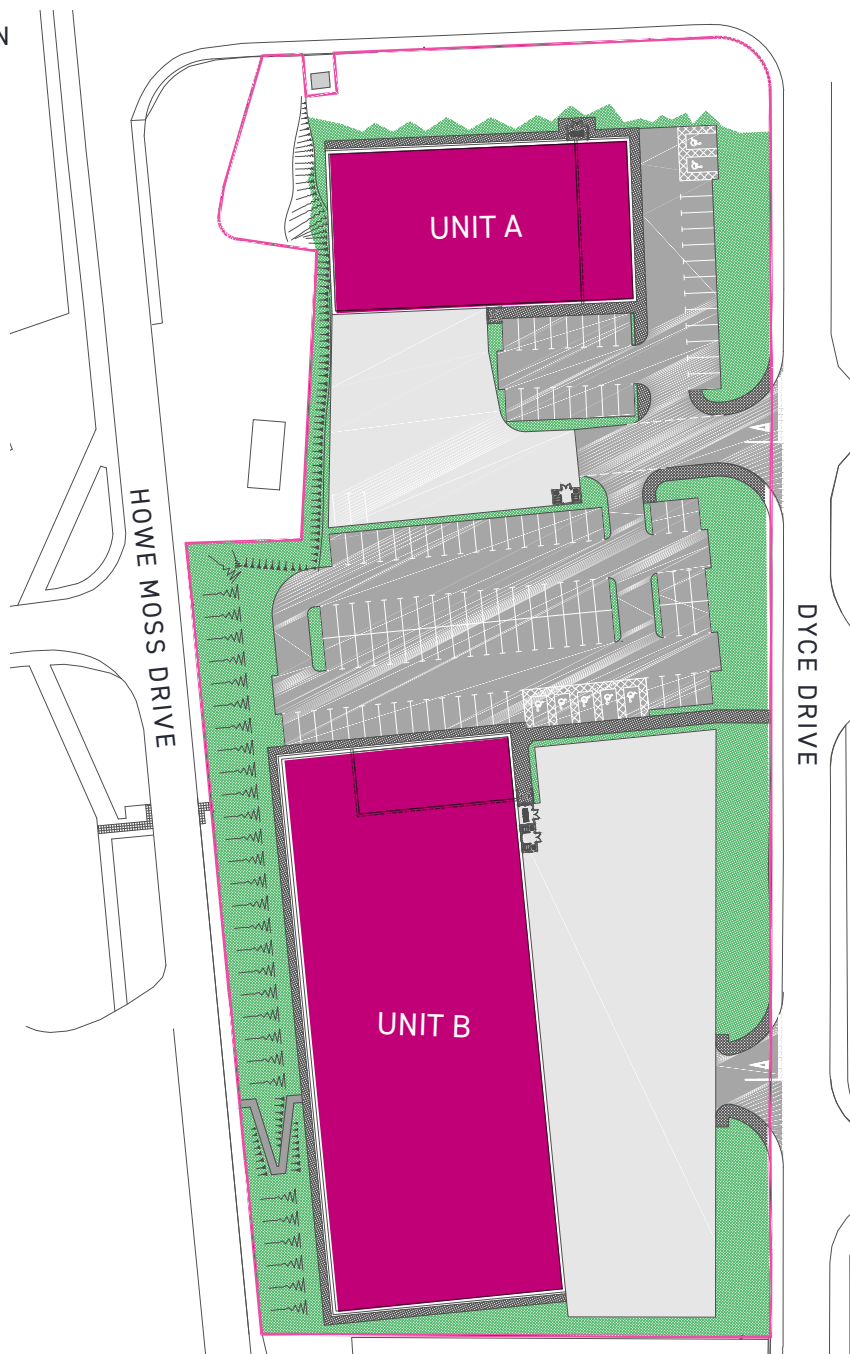
VAT

All figures quoted are exclusive of VAT.



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SITE PLAN



SPECIFICATION

- » 7m internal eaves height
- » Electrical roller shutter door access (5.25m wide x 5.90m high)
- » LED lighting
- » Offices over two floors with staff welfare areas and toilet facilities provided
- » 3-phase powers supply
- » Secure Concrete yards

UNIT A

OFFICE	4,000 SQ.FT
WORKSHOP	10,000 SQ.FT
SERVICE YARD	10,500 SQ.FT
PARKING SPACES	33

UNIT B

OFFICE	5,000 SQ.FT
WORKSHOP	30,000 SQ.FT
SERVICE YARD	26,000 SQ.FT
PARKING SPACES	86

* Indicative only - can be tailored to suit an occupants exact requirements



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

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