

TO LET/
FOR SALE

THE
HUB
Kirkhill

INDUSTRIAL
DEVELOPMENT
OPPORTUNITY



ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

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.

HIGHLIGHTS

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





EthosEnergy

Baker Hughes

Weatherford

THE HUB
Kirkhill



slb

CHC

EXPRO

DHL

Bristow

HALLIBURTON

Dyce Drive

Howe Moss Drive

IRON MOUNTAIN

Craib

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

SPECIFICATION

- 7m internal eaves height
- Electrical roller shutter door access (5.25m wide x 5.90m high)
- LED lighting
- Offices with staff welfare areas and toilet facilities provided
- 3-phase power supply
- Secure Concrete yards
- EPC Target A



THE
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THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

RECENT EXAMPLES OF KNIGHT PROPERTY GROUP DEVELOPMENTS

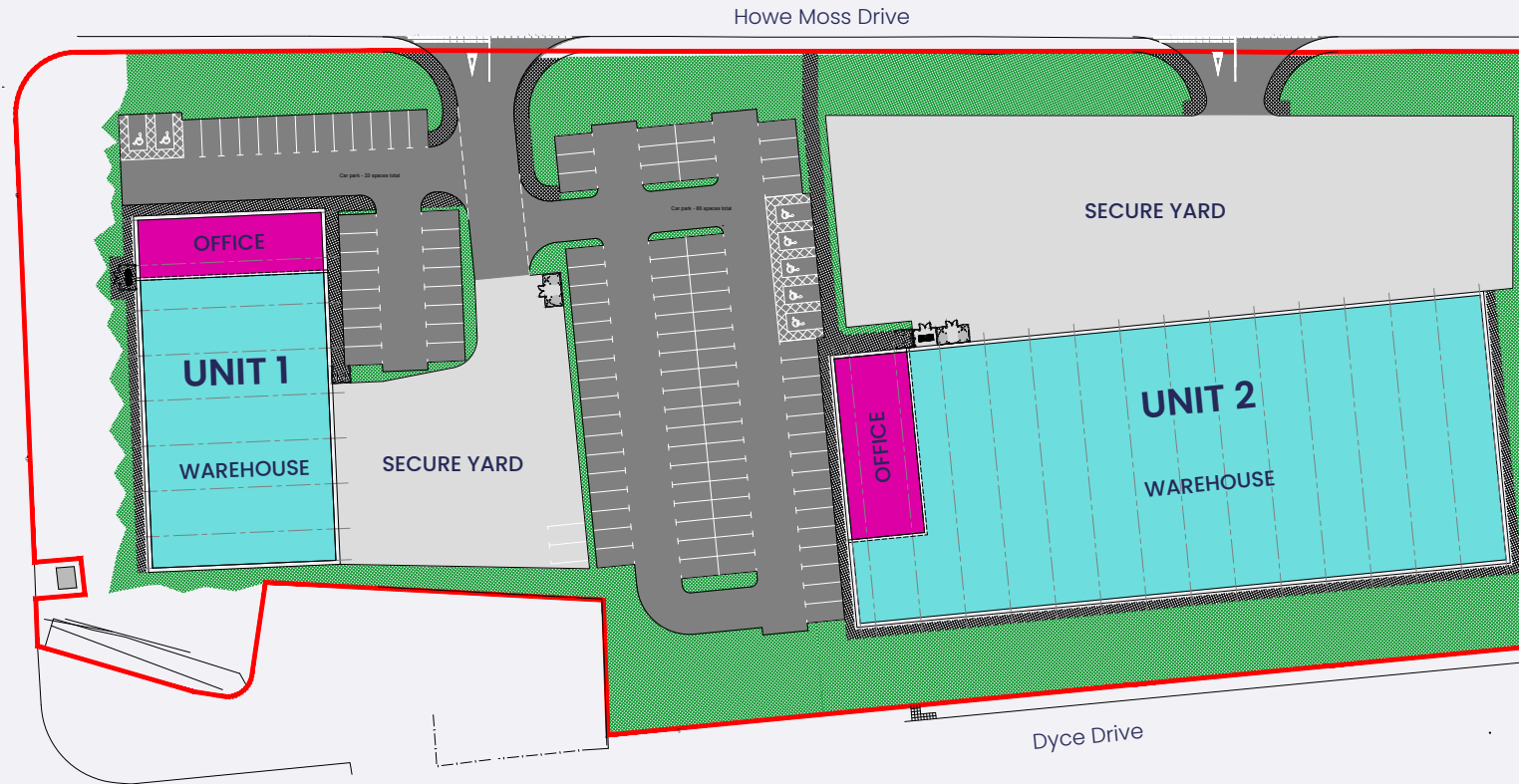


THE
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THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

DESIGN AND BUILD

Option 1



UNIT 1

Office	371.6sq.m	4,000sq.ft.
Warehouse	929sq.m	10,000sq.ft.
Total	1,300.6sq.m	12,000sq.ft.

Yard	975.2sq.m	10,500sq.ft.
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Car Parking | 33 spaces including 2 accessible spaces

UNIT 2

Office	465sq.m	5,000sq.ft.
Warehouse	2,787sq.m	30,000sq.ft.
Total	3,252sq.m	35,000sq.ft.

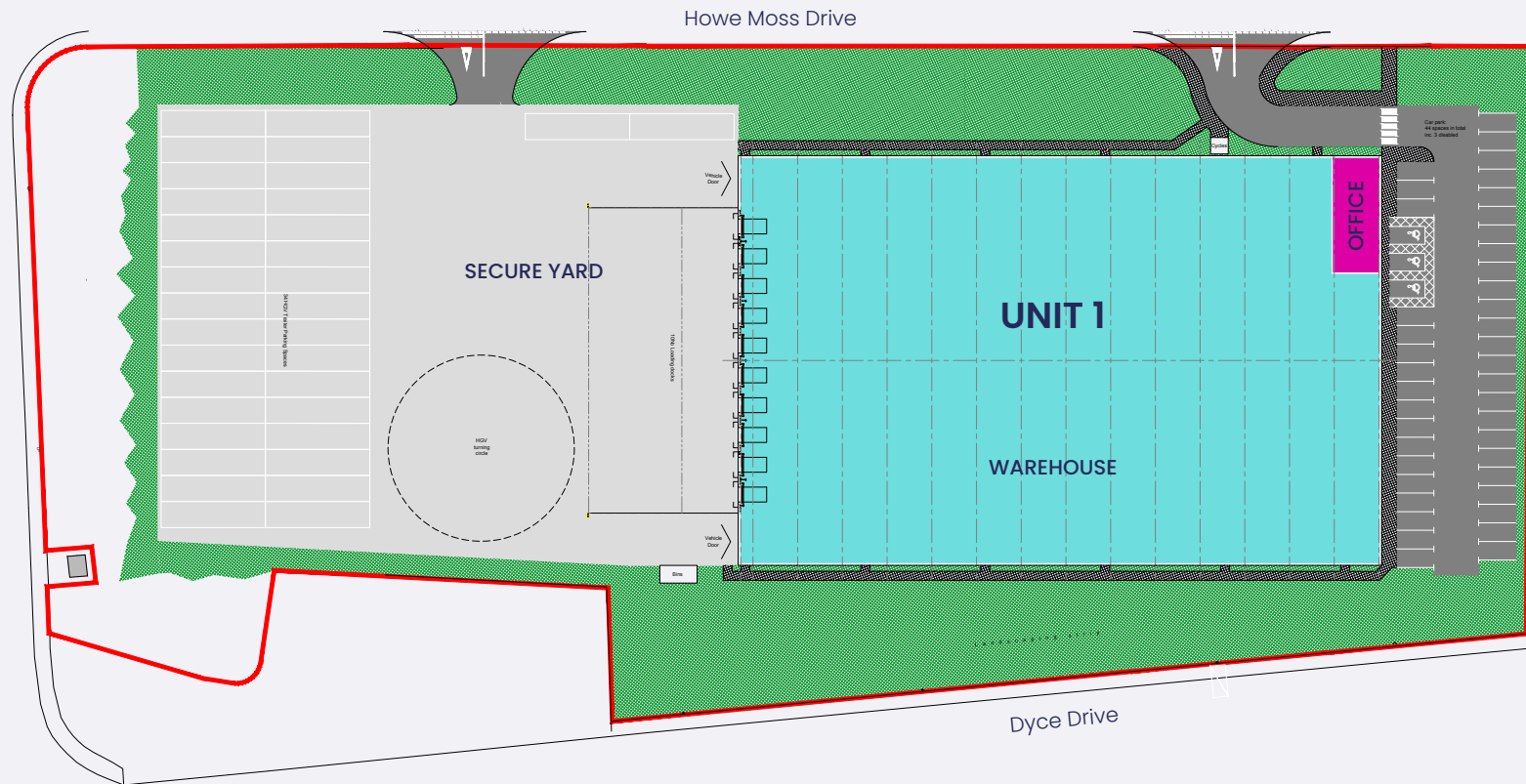
Yard	2,416sq.m	26,000sq.ft.
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Car Parking | 86 spaces including 5 accessible spaces

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DESIGN AND BUILD

Option 2



UNIT 1

Office	92.9sq.m	1,000sq.ft.
Warehouse	4,645.2sq.m	50,000sq.ft.
Total	4,738.1sq.m	51,000sq.ft.

Car Parking | 44 spaces including 3 accessible spaces

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DESIGN AND BUILD

Option 3



UNIT 1

Office	278.7sq.m	3,000sq.ft.
Warehouse	969.0sq.m	10,000sq.ft.
Total	1,247.7sq.m	13,000sq.ft.

Yard incl parking	1,788sq.m	19,245sq.ft
Car Parking	34 spaces incl 2 accessible spaces	

UNIT 2

Office	325.2sq.m	3,500sq.ft.
Warehouse	1,114.8sq.m	12,000sq.ft.
Total	1,440sq.m	15,500sq.ft.

Yard incl parking	1,058sq.m	11,388sq.ft
Car Parking	36 spaces incl 2 accessible spaces	

UNIT 3

Office	325.2sq.m	3,500sq.ft.
Warehouse	1,021sq.m	11,000sq.ft.
Total	1,346.2sq.m	14,500sq.ft.

Yard incl parking	915sq.m	9,848sq.ft
Car Parking	36 spaces incl 2 accessible spaces	

THE HUB Kirkhill



RENT | SALE TERMS

Information on the quoting rents and sale prices is available on application.

RATEABLE VALUE

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

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.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP

ENERGY PERFORMANCE CERTIFICATE

An EPC Rating of A is being targeted.

VIEWINGS & OFFERS

Please contact the letting agents:

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