

TO LET/  
FOR SALE

THE  
HUB  
Kirkhill

INDUSTRIAL  
DEVELOPMENT  
OPPORTUNITY



ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP





 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  
HUB  
Kirkhill

# THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

RECENT EXAMPLES OF KNIGHT PROPERTY GROUP DEVELOPMENTS

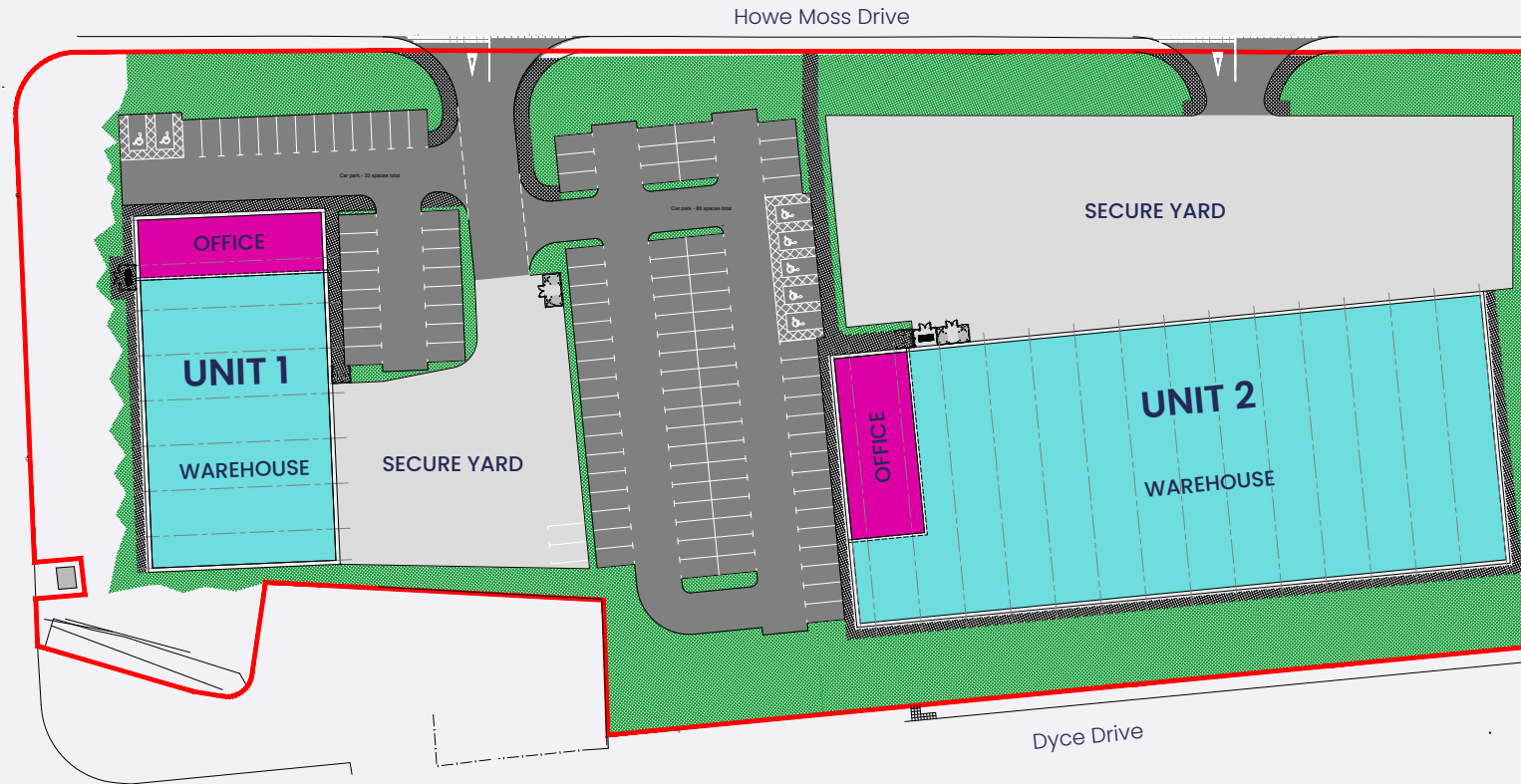


THE  
HUB  
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# THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

## DESIGN AND BUILD

### Option 1



#### UNIT 1

Office	371.6sq.m	4,000sq.ft.
Warehouse	929sq.m	10,000sq.ft.
<b>Total</b>	<b>1,300.6sq.m</b>	<b>12,000sq.ft.</b>
Yard	975.2sq.m	10,500sq.ft.
Car Parking	33 spaces including 2 accessible spaces	

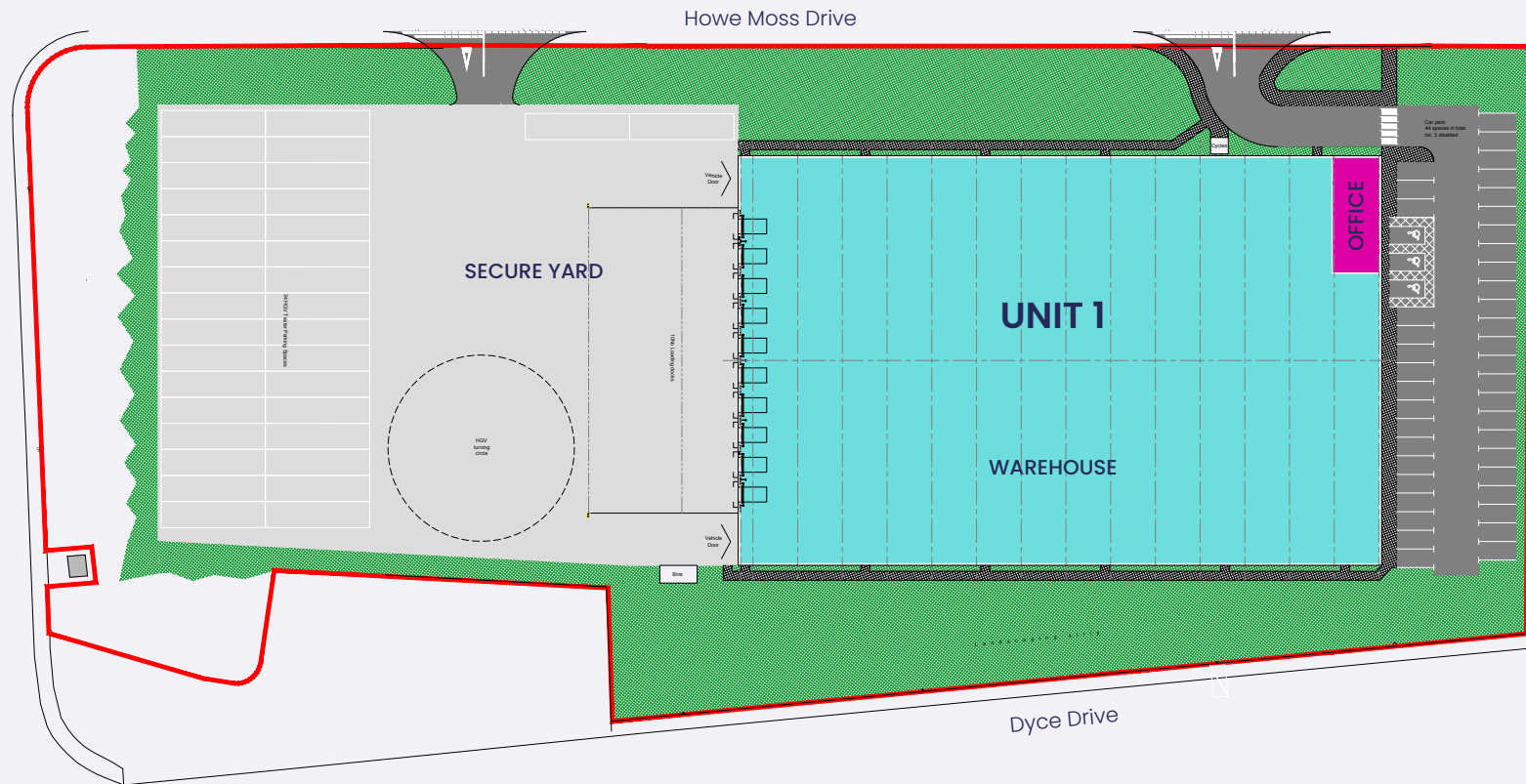
#### UNIT 2

Office	465sq.m	5,000sq.ft.
Warehouse	2,787sq.m	30,000sq.ft.
<b>Total</b>	<b>3,252sq.m</b>	<b>35,000sq.ft.</b>
Yard	2,416sq.m	26,000sq.ft.
Car Parking	86 spaces including 5 accessible spaces	

# THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

## 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

# THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

## DESIGN AND BUILD

### Option 3



#### UNIT 1

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

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.
<b>Total</b>	<b>1,440sq.m</b>	<b>15,500sq.ft.</b>

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.
<b>Total</b>	<b>1,346.2sq.m</b>	<b>14,500sq.ft.</b>

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

# THE HUB Kirkhill



Recent Development Completed by Knight Property Group

#### 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 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

#### VIEWINGS & OFFERS

Please contact the letting agents:

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