

FIRST 12 MONTHS
RATES FREE



KNIGHT PROPERTY GROUP



EPC RATING - A



PAVILION 11

NEW BUILD OFFICE PAVILION IN WESTHILL

SUITE A:  SULMARA

SUITE C:  CS GROUP

SUITE B: 2,627 SQ.FT

SUITE D:  MERMAID

Location

THE SATELLITE TOWN OF WESTHILL HAS A POPULATION IN EXCESS OF 10,000 AND IS SITUATED APPROXIMATELY 10 KILOMETRES (6 MILES) WEST OF ABERDEEN CITY CENTRE ON THE A944.

The Aberdeen Western Peripheral Route (AWPR) is a short distance east of Kingshill Park, ensuring easy access throughout the city.

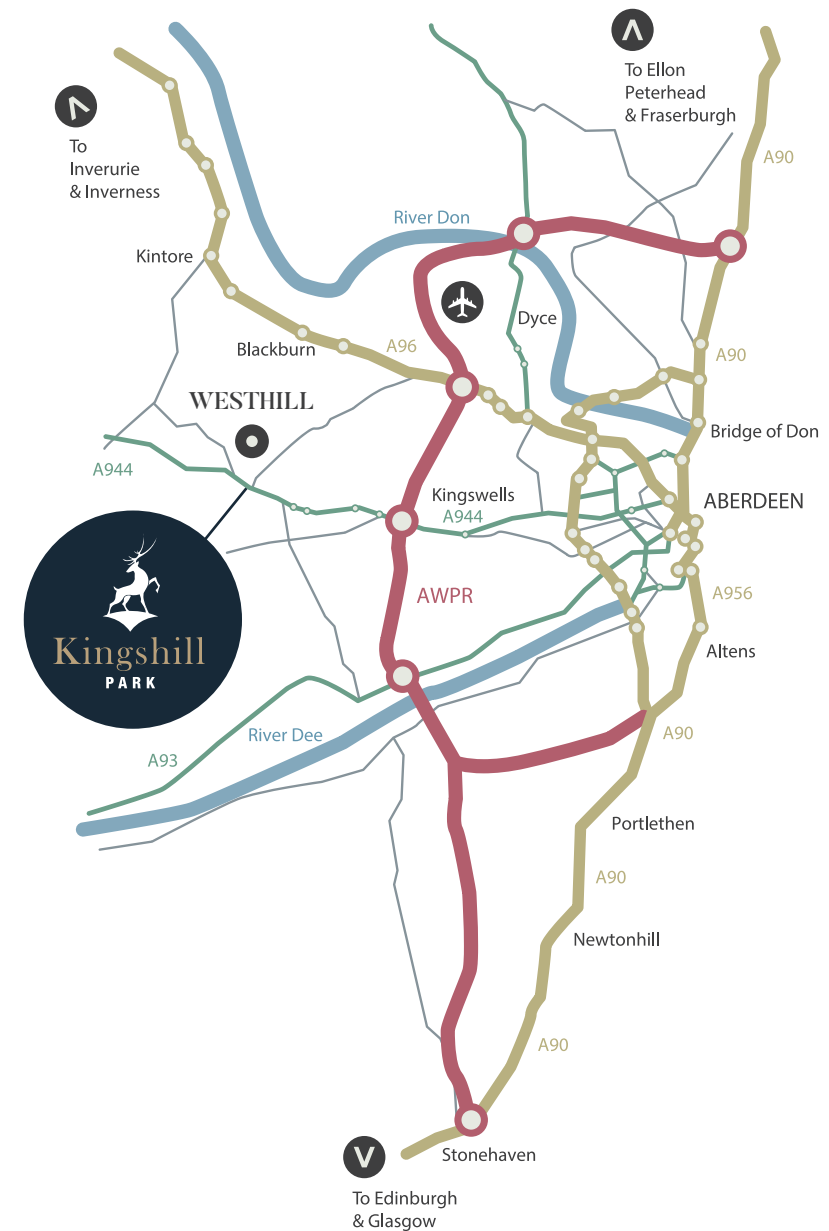
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for commuting.

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, 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.

Westhill boasts one of the top secondary schools in Aberdeenshire, along with 3 primary schools and a number of nurseries.

Close by is a new state of the art medical centre with chemist. A selection of hotels, bars and restaurants can also be found in the town.



10 MINUTES
TO AIRPORT



ADJACENT
TO SITE



1.5 MILES
TO AWPR



7.3 MILES TO
TRAIN STATION



ADJACENT TO
CYCLE ROUTE



6.6 MILES TO
CITY CENTRE



0.3 MILES TO
SUPERMARKET



3 MILES TO
P&J LIVE

The Development

Knight Property Group have developed a new business park at Westhill, Aberdeenshire which is recognised as a world centre of excellence for underwater engineering.

Nearby occupiers include TotalEnergies, Awilco, Boskalis and Schlumberger.

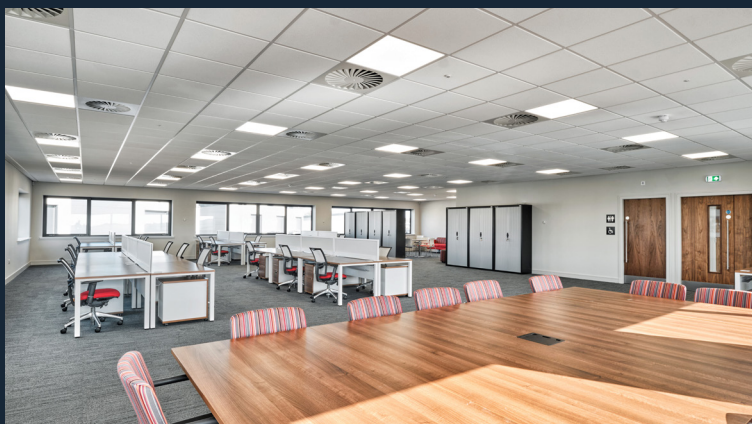
Knight Property Group have now completed 9 office pavilions and this latest phase consists of pavilion 10 and 11.

Each property has been designed to a high specification and will afford ingoing tenants and occupiers an excellent and modern new build environment.

Knight Property Group and their agents would be delighted to speak with prospective occupiers on how they can be accommodated in the Pavilions.

The property currently benefits from an EPC rating of A.





Specification

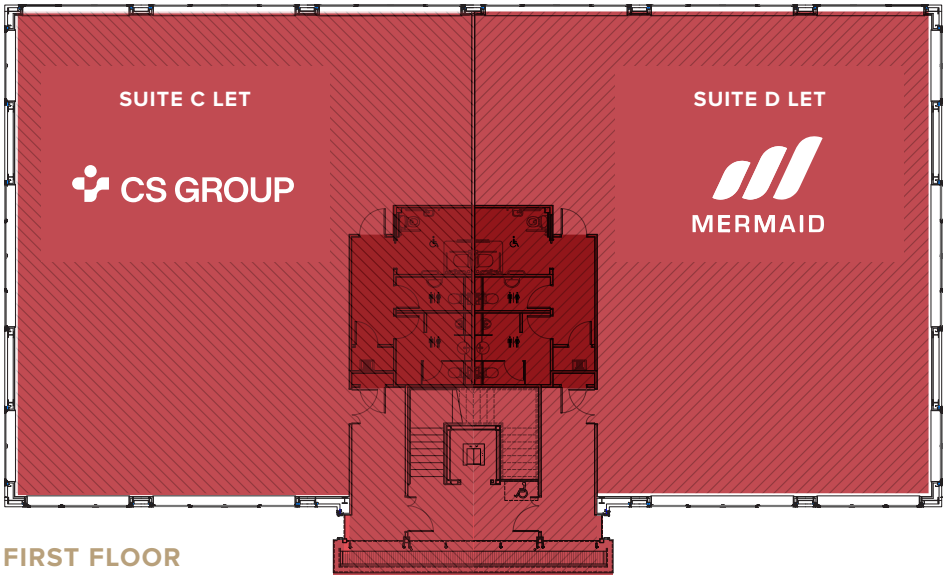
OFFICES

- Open plan office space
- 150mm raised access floor
- 2.7m floor to ceiling height
- 3 pipe VRV heat recovery air conditioning
- 8 Person DDA compliant passenger lift
- Photovoltaic roof panels generating electricity
- LED Lighting throughout
- 4 x Electric car charging points

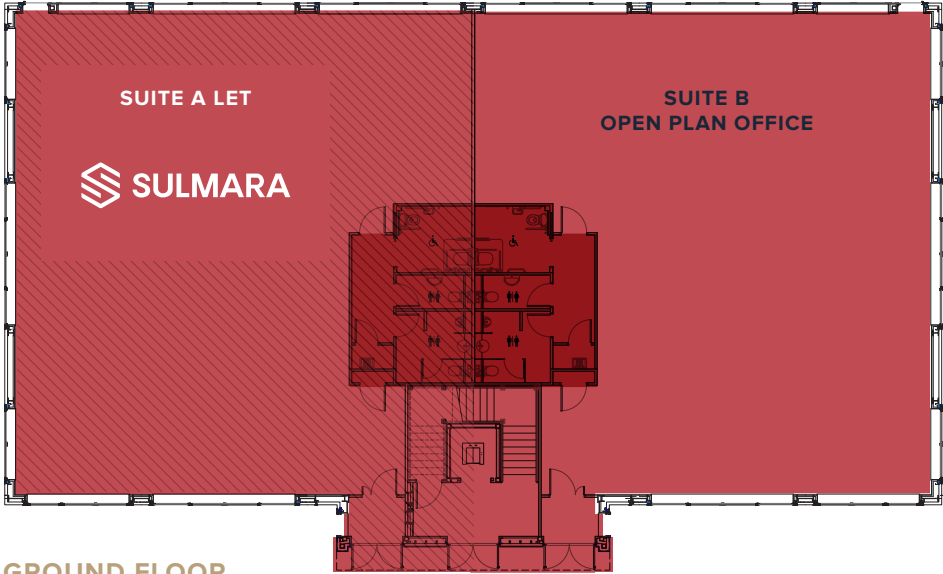




Pavilion 11

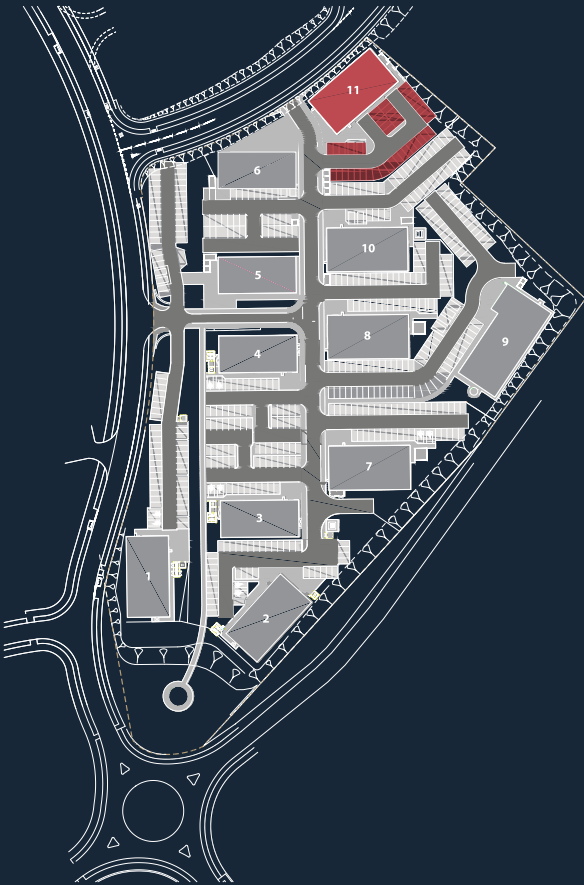





FIRST FLOOR



GROUND FLOOR

SITE PLAN



	SUITE A LET SQ.FT	SUITE B: 2,627 SQ.FT
	SUITE C LET SQ.FT	SUITE D LET SQ.FT
	9 SPACES PER UNIT (INCLUDING 1 DISABLED SPACE)	

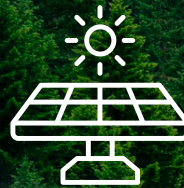
Green Credentials



All EPC rating "A"



4 x Electric car
charging points



Solar photovoltaics
panels on the roof



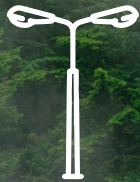
Energy efficient LED
lighting throughout



Daylight sensors
to lighting



Occupancy / proximity
sensors to lighting



Photocells to
external lighting



All electric Heat
recovery / air conditioning
to offices



Water management flow
restriction within toilets
to conserve water





KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS:

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

RATEABLE VALUE:

The Rateable Values of the buildings will require to be assessed on completion. An indicative Rateable Value can be provide to interested parties on demand.

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.

VIEWINGS & OFFERS:

Viewing is strictly by arrangement with the letting agents to whom all offers should be submitted in Scottish Legal Form.

To discuss how Knight Property Group can accommodate you at Kingshill Business Park, please contact our letting agents:



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