

UNIT 1 EXPLORATION WAY

WESTHILL, ABERDEENSHIRE, AB32 6GD

TO LET

**NEW BUILD COMMERCIAL UNIT
WITH YARD AND CAR PARKING**



**409.8 SQ.M
(4,411 SQ.FT)**

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP



WATCH FLYOVER

AVAILABLE NOW



LOCATION

The commercial unit occupies a highly prominent position on Exploration Way, next to the new Wickee store, and with visibility from the A944 – the main road into Westhill from Aberdeen. The Aberdeen Western Peripheral Route (AWPR) is less than 1.5 miles to the west. The prominent unit offers a unique opportunity to secure a modern warehouse within the prime commercial area of Westhill.

The wider development accommodates numerous energy companies, trade counter retailers, supermarkets, hotels, drive thru's and adjacent new Wickee store.

NEARBY

7.2 miles to airport



0.6 miles to Costco



6.7 miles to train station



0.5 miles to Tesco Superstore



1.5 miles to AWPR



0.4 miles to petrol station



6.6 miles to city centre



0.1 miles to Starbucks, Greggs & McDonalds



0.8 miles to M&S Simply Food & Aldi



Adjacent to cycle route and bus stop



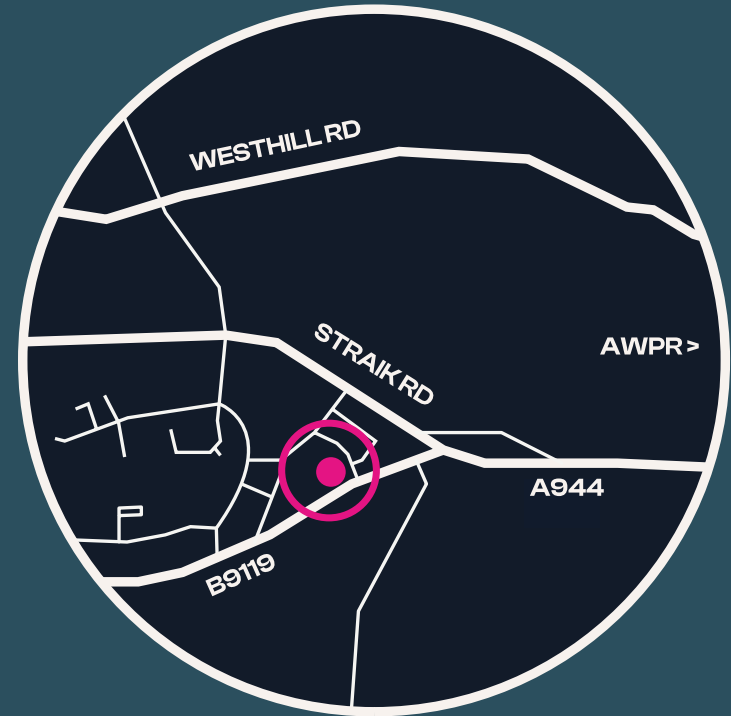
0.1 miles to EV Charging Station





ABERDEEN BAY
WIND FARM

NORTH SEA



SURROUNDING OCCUPIERS

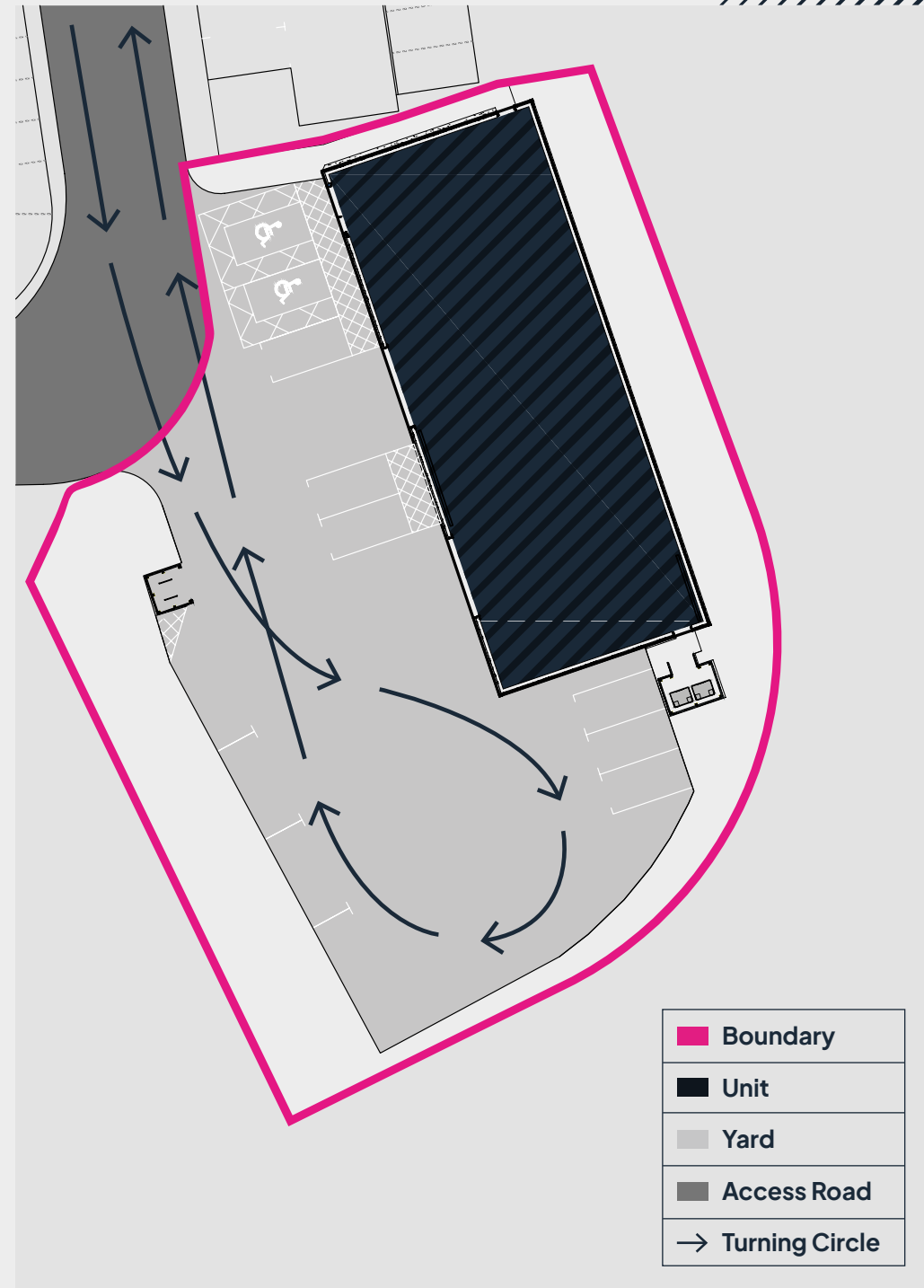
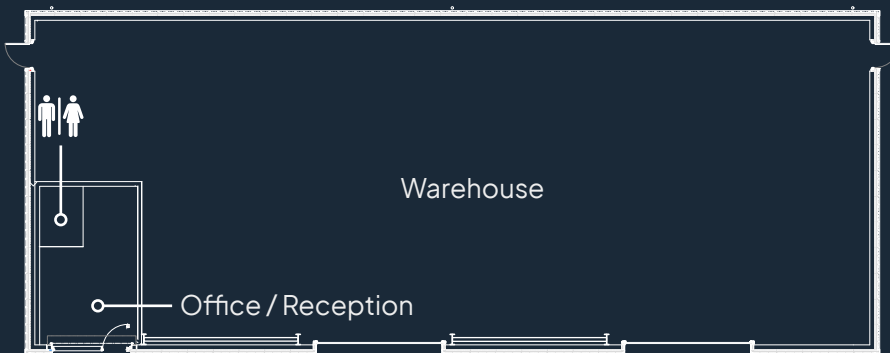


ACCOMODATION & SPECIFICATION

A new build unit of 409.8 sq.m (4,411 sq.ft) comprising the following specification:

- + Full height warehouse with eaves height of 7m at the front, 6m at rear
- + 2 x electric roller shutter doors
- + LED lighting
- + Staff welfare facilities
- + Concrete yard
- + 12 parking spaces including 2 disabled
- + Double EV charger with a rating of 7.5 KW
- + Cycle store
- + Target EPC "A"

FLOORPLAN



THE DEVELOPER

Knight Property Group is a proactive developer and investor of high quality commercial property. Established in the North East of Scotland in 1987, the company is a long-established commercial property developer and investor, that provides a complete range of property investment and development services.

Based in Scotland, with offices in Edinburgh and Aberdeen, the company has built a solid reputation for the development and delivery of high quality, well located properties, both on a speculative and pre-let basis.

With projects in unrivalled locations throughout the country, developments are created to suit a diverse range of occupiers.

Knight Property Group has an extensive portfolio of properties and land throughout Scotland including several that are available for lease or purchase, combined with several upcoming and future developments in the pipeline.

At Knight Property Group, our track record speaks for itself.





**UNIT 1
EXPLORATION WAY**

RATEABLE VALUE

The building will require to be assessed for rating purposes upon occupation.

The occupier will have a right of appeal.

An estimate can be provided.

New and Improved Property Relief of 100% rates exemption will apply for the first 12 months from date of occupation.

ENERGY PERFORMANCE CERTIFICATE

EPC rating A.

LEASE TERMS

The property is available to let on full repairing and insuring terms. Further information is available on request from the letting agent.

RENT

Rent available upon application. The landlord is willing to work with interested parties to ascertain how the space can work for them.

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

Now available for occupation.

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

VIEWINGS & OFFERS

Please contact the letting agents:



Euan Rolland

07825 875 303

Euan.rolland@g-s.co.uk

Chris Ion

07717 425 298

Chris.ion@g-s.co.uk

Dominic Millar

07833 402 389

Dominic.Millar@cbre.com

Derren McRae

07515 069 600

Derren.McRae@cbre.com