



**Kingshill**  
**PARK**

COMING SOON – SUBJECT TO PLANNING

**Lot 8 + 9**

Westhill,  
Aberdeenshire

**7 High Specification Commercial Units** with Yard and Car Parking  
6 x 2,500sq.ft (232.26sq.m) / 1 x 3,780sq.ft (351.17sq.m)



LOT 8 & 9 KINGSHILL PARK

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP





### LOCATION

The commercial unit will occupy a highly prominent position on Exploration Way, next to the new Wickes store (under construction), 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 thrus and adjacent will be a new Wickes store due to open in August 2024.

### NEARBY

 7.2 miles to airport	 0.6 miles to Costco	 6.7 miles to train station	 Adjacent to cycle route and bus stop
 0.5 miles to Tesco Superstore	 1.5 miles to AWPR	 0.4 miles to petrol station	 0.1 miles to EV Charging Station
 6.6 miles to city centre	 0.1 miles to Starbucks, Greggs & McDonalds	 0.8 miles to M&S Simply Food & Aldi	

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**ACCOMMODATION & SPECIFICATION**

New build units  
[6 x 2,500sq.ft  
(232.26sq.m) to 1 x  
3,780sq.ft (351.17sq.m)]  
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
- + 52 parking spaces including 3 disabled
- + 2 x EV chargers with a rating of 7.5 KW
- + Cycle store
- + Target EPC "A"





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### 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 units are available to let on full repairing and insuring terms. Further information is available on request from the letting agent.

### VAT

All monies quoted are exclusive of VAT which may be payable.

### LEGAL COSTS

Each party will bear their own legal costs.

The incoming tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

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