



Pavilion 6 Kingshill Park, Westhill

PAVILION 6 GROUND FLOOR -399.1SQ.M (4,296SQ.FT.)

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.

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, a new Wickes Superstore, 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, which provides high quality eateries, a hairdresser and other hardware stores including Screwfix and Toolstation.

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.



10 MINUTES TO AIRPORT



ADJACENT TO SITE

AWPR

1.5 MILES TO AWPR



7.3 MILES TO TRAIN STATION



ADJACENT TO CYCLE ROUTE



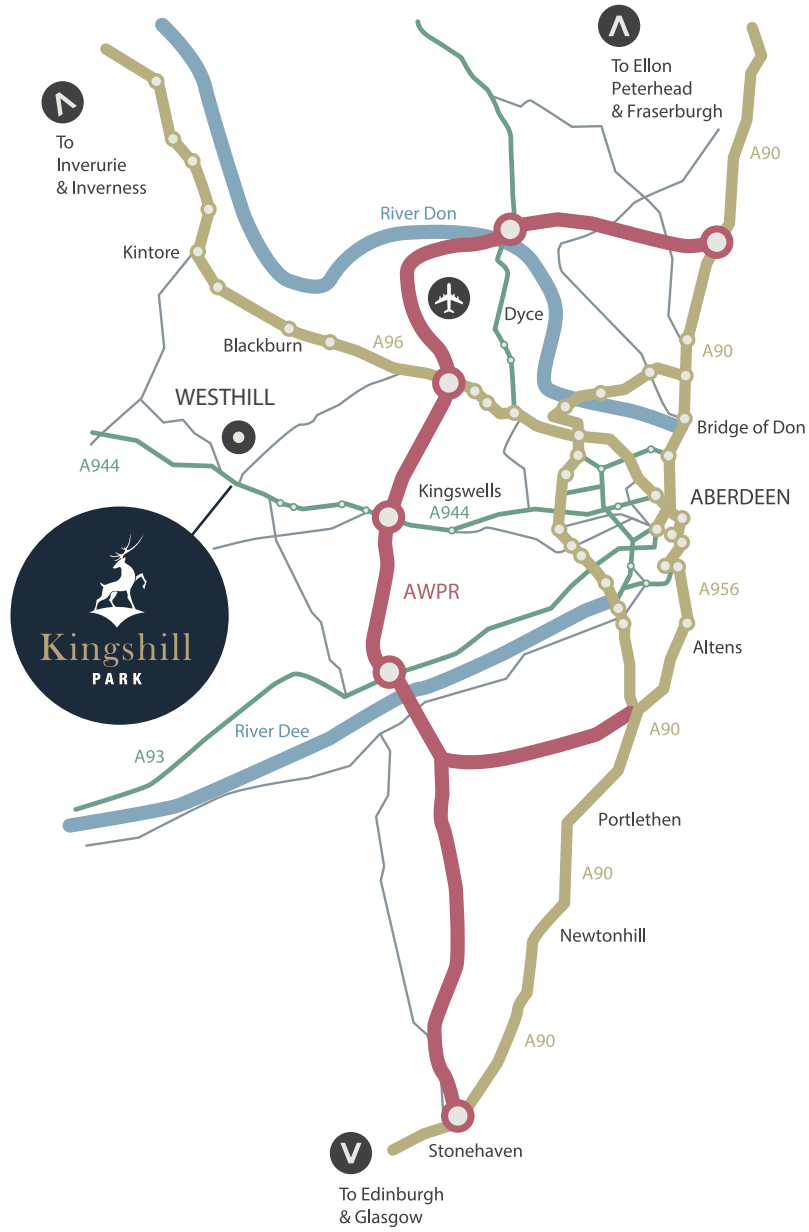
6.6 MILES TO CITY CENTRE



0.3 MILES TO SUPERMARKET



3 MILES TO P&J LIVE



Surrounding occupiers



Specification

OFFICES

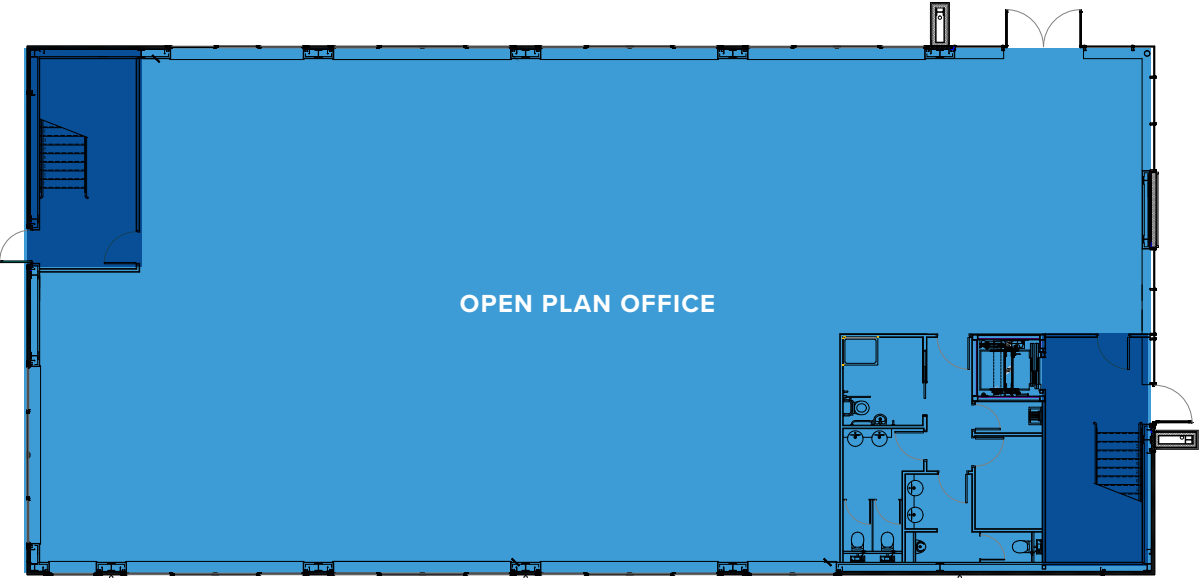
- Open plan office space
- 150mm raised access floor
- 2.7m floor to ceiling height
- 3 pipe VRV heat recovery air conditioning

- Photovoltaic roof panels generating electricity
- LED Lighting throughout
- 2 x EV Charging points (per pavilion)
- EPC rating of A



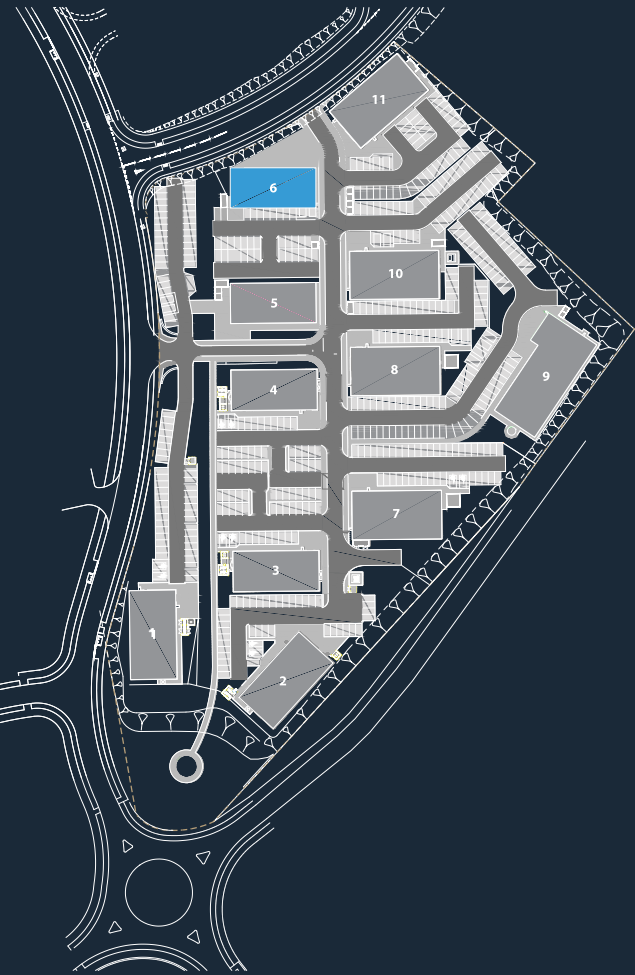
Pavilion 6

🚗 19 Car Parking Spaces (including 1 accessible space)



GROUND FLOOR

SITE PLAN



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:

Pavilion 6 - The subjects are entered into the valuation roll with a Rateable Value of £67,000 effective 1st April 2023.

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.



Dan Smith
07967 555835
dan.smith@savills.com

Ben Clark
07890 909447
ben.clark@savills.com



Arron Finnie
07880 716900
arron.finnie@ryden.co.uk

Scott Faquarhson
07384 543094
scott.farquarhson@ryden.co.uk



Matthew Park
07810 599964
matthew.park@knightfrank.com

Lean Barron
07800 916216
lean.barron@knightfrank.com

