

AVAILABLE
FOR OCCUPATION
Q3 2026

UNIT 9



**NEW BUILD
INDUSTRIAL UNIT
TO LET**

// WORKSHOP - 1,004.4 SQ.M (10,811 SQ.FT.)

// OFFICE - 465.6 SQ.M (5,011 SQ.FT.)

// YARD - 1,110 SQ.M (11,948 SQ.FT.)

A DEVELOPMENT BY



KNIGHT PROPERTY GROUP

LOCATION

WESTHILL

Westhill is one of Aberdeen's satellite towns with a population in excess of 10,000 situated approximately 10 kilometres (6 miles) west of the City Centre on the A944.

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

The town is within close proximity to the Aberdeen Western Peripheral route (AWPR), which intersects with the main Westhill to Aberdeen road.

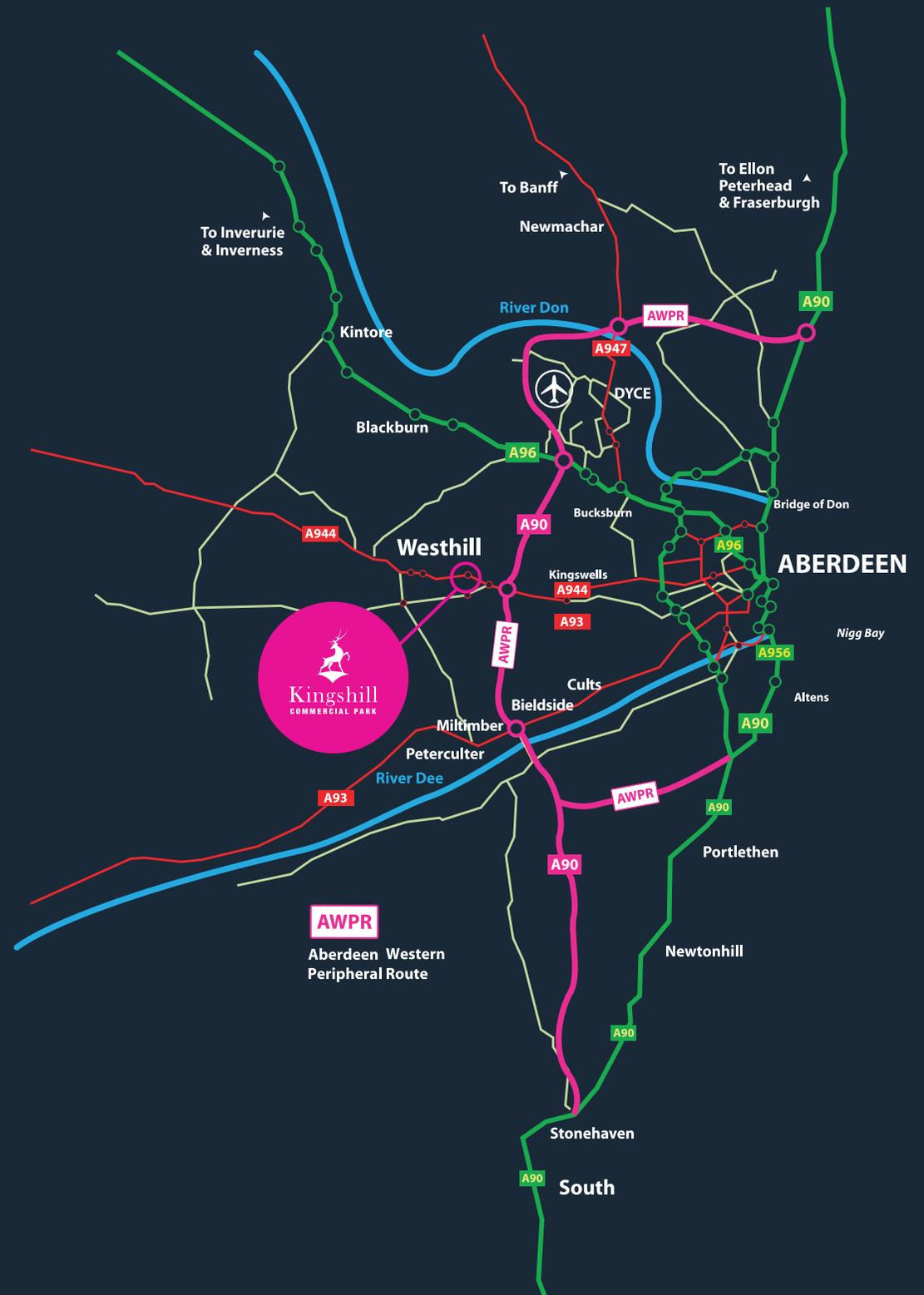
Westhill offers a full range of outstanding amenities for both the residential and working population.

Shopping facilities include a Tesco Superstore, Marks and Spencer Simply Food Store, Aldi Supermarket, Costco Wholesale, and Wickes DIY store, along with a number of smaller shops located within the central shopping centre.

Westhill also houses 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 within the town.

McDonalds, Greggs and Starbucks are also a short walking distance from the property.



7 MILES TO AIRPORT



ADJACENT TO SITE



1 MILE TO AWPR



6 MILES TO TRAIN STATION



ADJACENT TO CYCLE ROUTE



6 MILES TO CITY CENTRE



ADJACENT TO SUPERMARKET



ADJACENT TO PETROL STATION



THE DEVELOPMENT

Knight Property Group are building out the last unit at Kingshill Commercial Park in Westhill, Aberdeenshire, which is recognised as a world centre of excellence for underwater engineering. This final property in the development will comprise a new-build industrial unit with offices and concrete yard with private parking.

The property has been designed to a high specification, and will afford the incoming occupier an excellent working environment.

Nearby occupiers include Screwfix, Tool Station, The Paint Shed, Power Jacks, Texo Group, TAQA Well Completions, Interwell and Dron & Dickson.

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

The property is to have an EPC rating of 'A'.



SURROUNDING OCCUPIERS





Power Jaks, Aberdeen



Recent development completed at Langland Commercial Park.



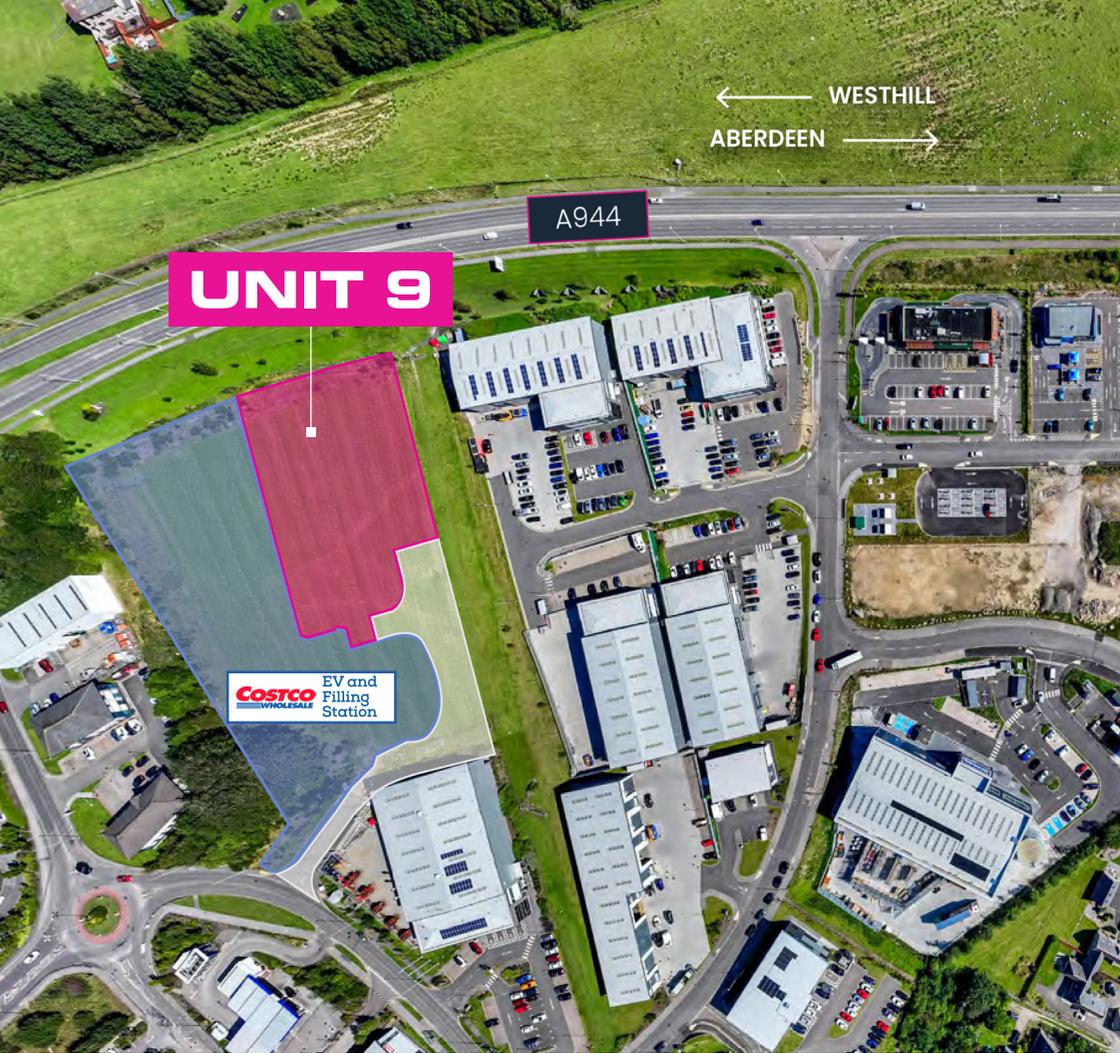
SPECIFICATION

The units provide high quality accommodation ideal for a number of uses including trade counter and storage and distribution.

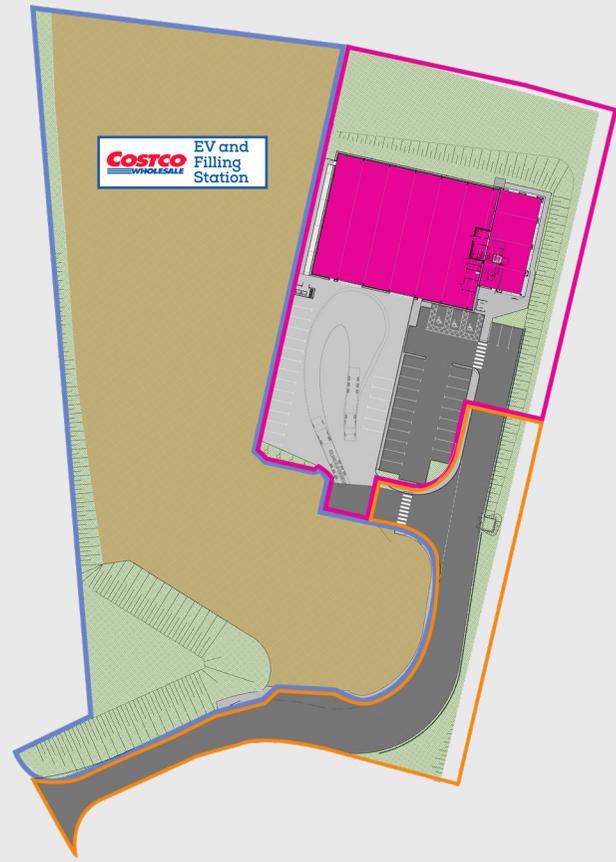
				
8M EAVES HEIGHT	LED LIGHTING	ALL ELECTRIC BUILDING	SOLAR PV PANELS	E-V CHARGING
				
GENEROUS CAR PARKING	6M HIGH ELECTRIC ROLLER SHUTTER DOOR	10 TONNE CRANE CAPACITY	EPC A RATING	



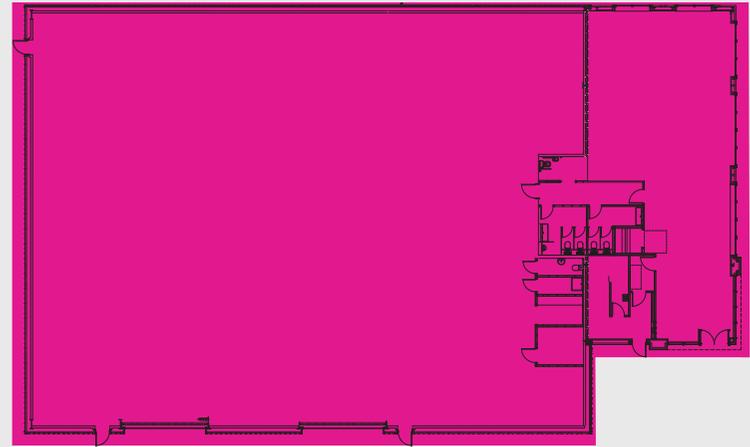
Recent development completed at Belgrave Logistics Park.



SITE PLAN:



FLOOR PLANS:



SCHEDULE OF AREAS:

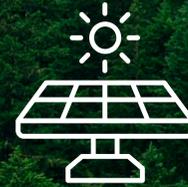
WORKSHOP	1,004.4 SQ.M	10,811 SQ.FT
OFFICE	465.6 SQ.M	5,011 SQ.FT
TOTAL	1,470 SQ.M	15,822 SQ.FT
SECURE YARD	1,110 SQ.M	11,948 SQ.FT
CAR PARKING	46 SPACES	



Target EPC 'A' rating



Electric car charging points



Solar photovoltaics panels
to the roof



Energy efficient LED
lighting throughout



Photocells to external lighting



All electric Heat recovery /
air conditioning to offices

GREEN CREDENTIALS



KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS:

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

RATEABLE VALUE:

As a new build development any ingoing tenant will likely qualify for 100% rates relief for the first year of their occupation.

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, if applicable.

VAT:

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

ANTI MONEY LAUNDERING:

In line with UK Money Laundering Regulations, we are required to verify the identity of all tenants and beneficial owners before completing any transaction.

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 Commercial Park, please contact our letting agents:



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