

AVAILABLE  
Q4 2026



A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

**Prime New Build Commercial  
Units with Car Parking To Let**

8 units from 2,200sq.ft. to 10,000sq.ft.  
Units can be combined to offer a range of sizes

**THE HUB**  
@ KINGSHILL PARK

**UNITS A-H**  
**WESTHILL, ABERDEENSHIRE**



## LOCATION

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, Starbucks and IONITY Charging station are also a short walk from the property.

  
7 miles to  
airport

  
Bus stop  
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  
fuel & EV station





## THE DEVELOPMENT

**KNIGHT PROPERTY GROUP ARE SPECULATIVELY BUILDING EIGHT COMMERCIAL UNITS ON A GREENFIELD SITE SITUATED AT KINGSHILL PARK WESTHILL. THE FINAL PROPERTY IN THE DEVELOPMENT WILL COMPRISE EIGHT NEW-BUILD COMMERCIAL UNITS WITH OFFICES AND PRIVATE PARKING.**

The development has been designed to a high specification, and will afford ingoing occupiers an excellent working environment.

Nearby occupiers include Noble Drilling, Donaldson Timber, CALA, 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 targeting an EPC rating of 'A'.



M&S

WESTHILL

A944

ABERDEEN

TEXO

TENDEKA



GREGGS



TESCO



POWERJACKS

Dron & Dickson

Wickes



TOOLSTATION

Interwell W



StormGeo



MERMAID



PORTER PHARMACY

NESSCO

PaintShed

SCREWFIX

Donaldson  
Timber Systems

Acumen  
Financial Planning



LOCKTON

CALA  
HOME CARE

NOBLE

B9119



Boskalis

## SPECIFICATION

The units will provide high quality accommodation ideal for several commercial uses ranging from light industrial to trade counter occupation.



**5m - 7m**  
eaves to apex  
height



**LED**  
lighting



**All electric**  
building



Ability to  
**combine units**



**EV**  
charging



**Generous**  
car parking



**5m high**  
electric  
shutter doors



**35KN/MSQ**  
floor loading



Target  
**EPC A**



**HGV** turning  
circle

Unit 6 Kingshill Commercial Park, previously completed by Knight Property Group



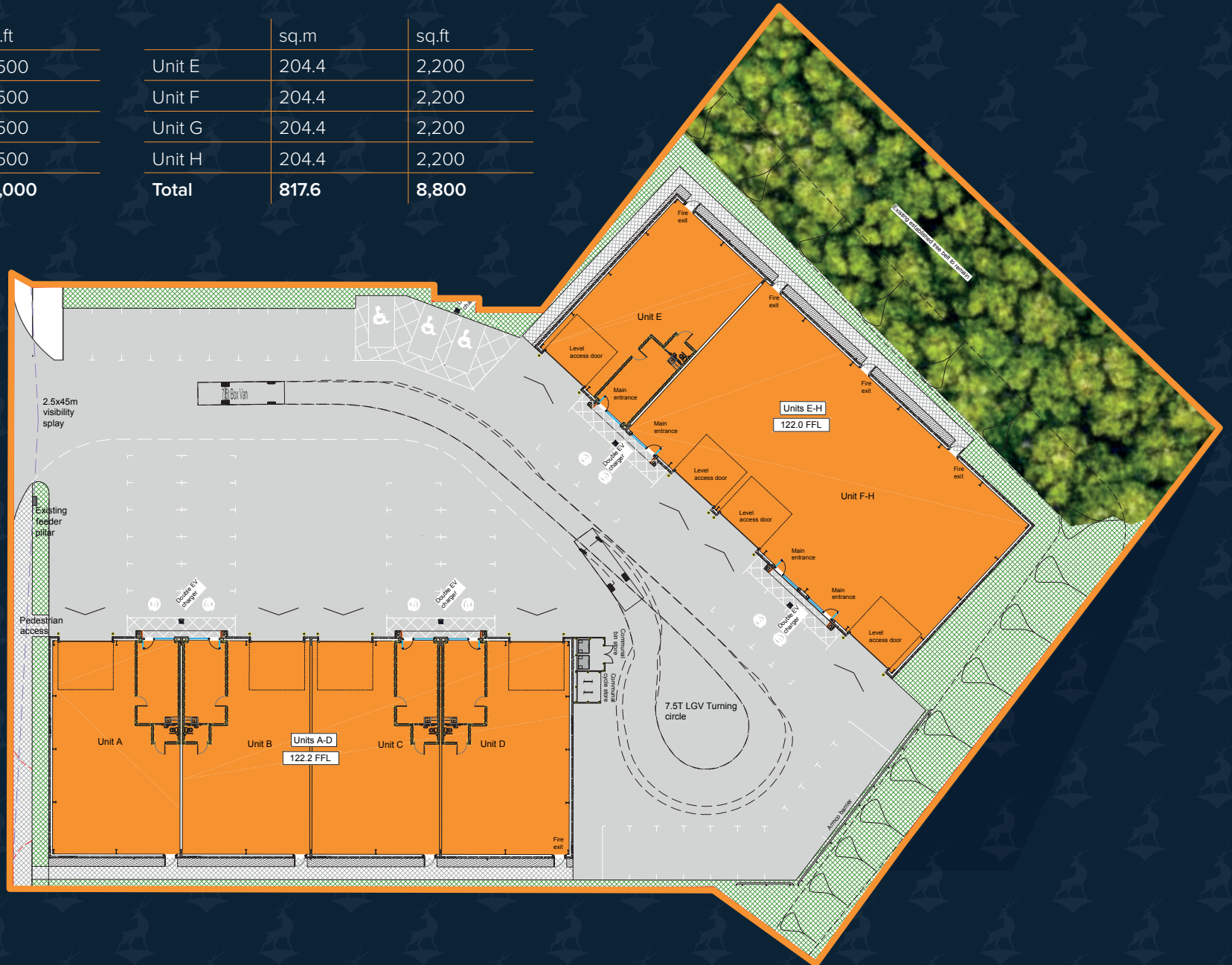
Langlands Commercial Park, previously completed by Knight Property Group

## SIZES & DIMENSIONS

	sq.m	sq.ft		sq.m	sq.ft
Unit A	232.3	2,500	Unit E	204.4	2,200
Unit B	232.3	2,500	Unit F	204.4	2,200
Unit C	232.3	2,500	Unit G	204.4	2,200
Unit D	232.3	2,500	Unit H	204.4	2,200
<b>Total</b>	<b>929.2</b>	<b>10,000</b>	<b>Total</b>	<b>817.6</b>	<b>8,800</b>

**5 demised spaces per unit** with additional communal parking provided.

Units can be combined to provide a variety of sizes.



## GREEN CREDENTIALS

A

**EPC A**  
rating target



**Electric car**  
charging points



**Insulated** cladding  
and roller door



**Energy efficient**  
LED lighting  
throughout the  
building



**Landscaped**  
environment



**All Electric**  
heating to offices



**Roof**  
lights



**Bicycle**  
storage



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# THE HUB

@ KINGSHILL PARK

UNITS A-H  
WESTHILL, ABERDEENSHIRE

## LEASE TERMS

The units will be available to let on full repairing and insuring terms.

## 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 tenants will be responsible for any Land and Buildings Transaction Tax and Registration Dues, if applicable.

## EPC

The property is targeting an EPC rating of 'A'

## 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.

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KNIGHT PROPERTY GROUP

## ABOUT THE DEVELOPER

Established in the north east of Scotland in 1987, Knight Property Group is an award winning developer, renowned for the development and delivery of speculative and pre-let commercial properties across the logistics, office, industrial and trade counter sectors. Active throughout Aberdeen, the north east and central belt of Scotland, Knight Property Group has developed market leading sites including 4 North, Edinburgh, The Capitol, Union Street, Westpoint Business Park, Prospect Park, Kirkhill Commercial Park, Altens Trade Park and Belgrave Logistics Park. The Hub @ Kingshill Park will be built by way of a Design and Build style contract. Warranties will be available from the design team and main contractor.

To discuss how Knight Property Group can accommodate you at The Hub @ Kingshill Park, please contact our letting agents.

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