

Ryden

TO LET

HIGH-QUALITY INDUSTRIAL UNIT
464.52 SQ M (5,000 SQ FT)



**UNIT 6B & 6C KINGSHILL
COMMERCIAL PARK EAST
ARNHALL BUSINESS
PARK
VENTURE DRIVE
WESTHILL, AB32 6FQ**

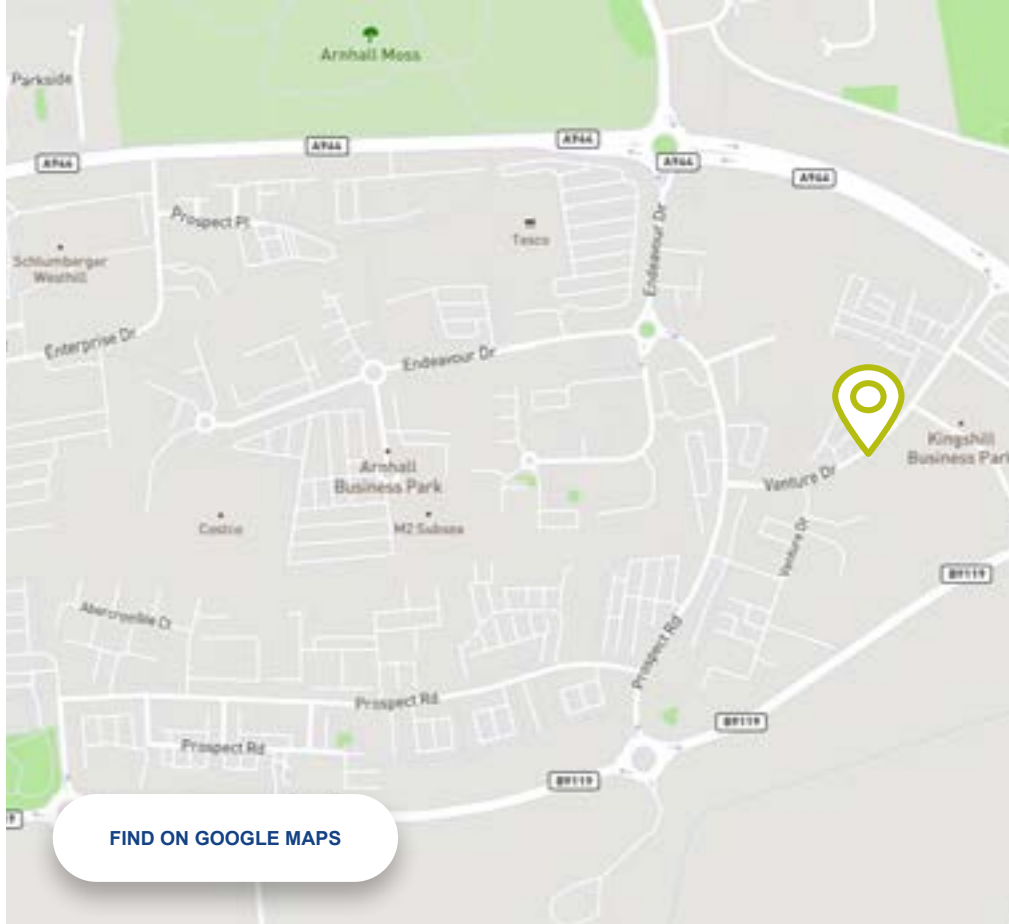
**EXCELLENT ACCESS TO
THE AWPR AND ABERDEEN
INTERNATIONAL AIRPORT**

**SUITABLE FOR A VARIETY
OF USES, INCLUDING
TRADE COUNTER AND
STORAGE & DISTRIBUTION**

**AMPLE CAR PARKING. 14 CAR
PARKING SPACES INCLUDED**

**AVAILABLE TO LET IN
WHOLE OR IN PART**

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

Kingshill Commercial Park is prominently located in Westhill, an established commercial location approximately 7 miles west of Aberdeen, accessed directly from the A944. Westhill is recognised as a world centre of excellence for subsea and underwater engineering and is home to a number of major energy and engineering occupiers. Nearby occupiers include; Dron & Dickson, Interwell, TAQA, TEXO Ener G Services and Kraken Robotics.

The development also benefits from excellent access to the Aberdeen Western Peripheral Route (AWPR) and Aberdeen International Airport.

DESCRIPTION

The subjects comprise a modern terraced industrial unit of steel portal frame construction with a monopitched roof incorporating translucent panels. The unit provides high-quality industrial accommodation incorporating:

- 2x 6m high electric operated roller shutter doors
- LED lighting
- Insulated composite cladding
- Internal blockwork dado walls
- High quality office accommodation

The units will be suitable for a number of uses including trade counter and storage and distribution.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:-

DESCRIPTION	SQ M	SQ FT
UNIT 6B & 6C	464.52	5,000

RENT

On application.

EPC

The subjects have an EPC Rating of C. A copy of the EPC and Recommendation Report can be provided upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £41,750 effective from 01-APR-26.

Rates Payable - £20,081.75

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT. Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

**WESTHILL IS
RECOGNISED
AS A WORLD
CENTRE OF
EXCELLENCE
FOR SUBSEA &
UNDERWATER
ENGINEERING**



TO LET
HIGH-QUALITY
INDUSTRIAL UNIT
464.52 SQ M
(5,000 SQ FT)



UNIT 6B & 6C
KINGSHILL
COMMERCIAL PARK
EAST
VENTURE DRIVE
WESTHILL, AB32 6FQ

GET IN TOUCH

Please get in touch with our letting agents for more details.

Paul Richardson

T 07789 986 141

E paul.richardson@ryden.co.uk

Erin Chessor

T 07570 382 544

E erin.chessor@ryden.co.uk

Ryden

The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. **September 2026**

