



**Kingshill**  
COMMERCIAL PARK

# INDUSTRIAL UNITS TO LET

## UNIT 8

3,000 / 6,000 / 9,580 sq.ft

## UNIT 9

4,500 / 11,060 / 11,840 sq.ft

## UNIT 10

4,500 / 11,060 / 12,379 sq.ft

OFFICE / WAREHOUSE / YARD



KNIGHT PROPERTY GROUP



AVAILABLE  
SUMMER 2020



# 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.

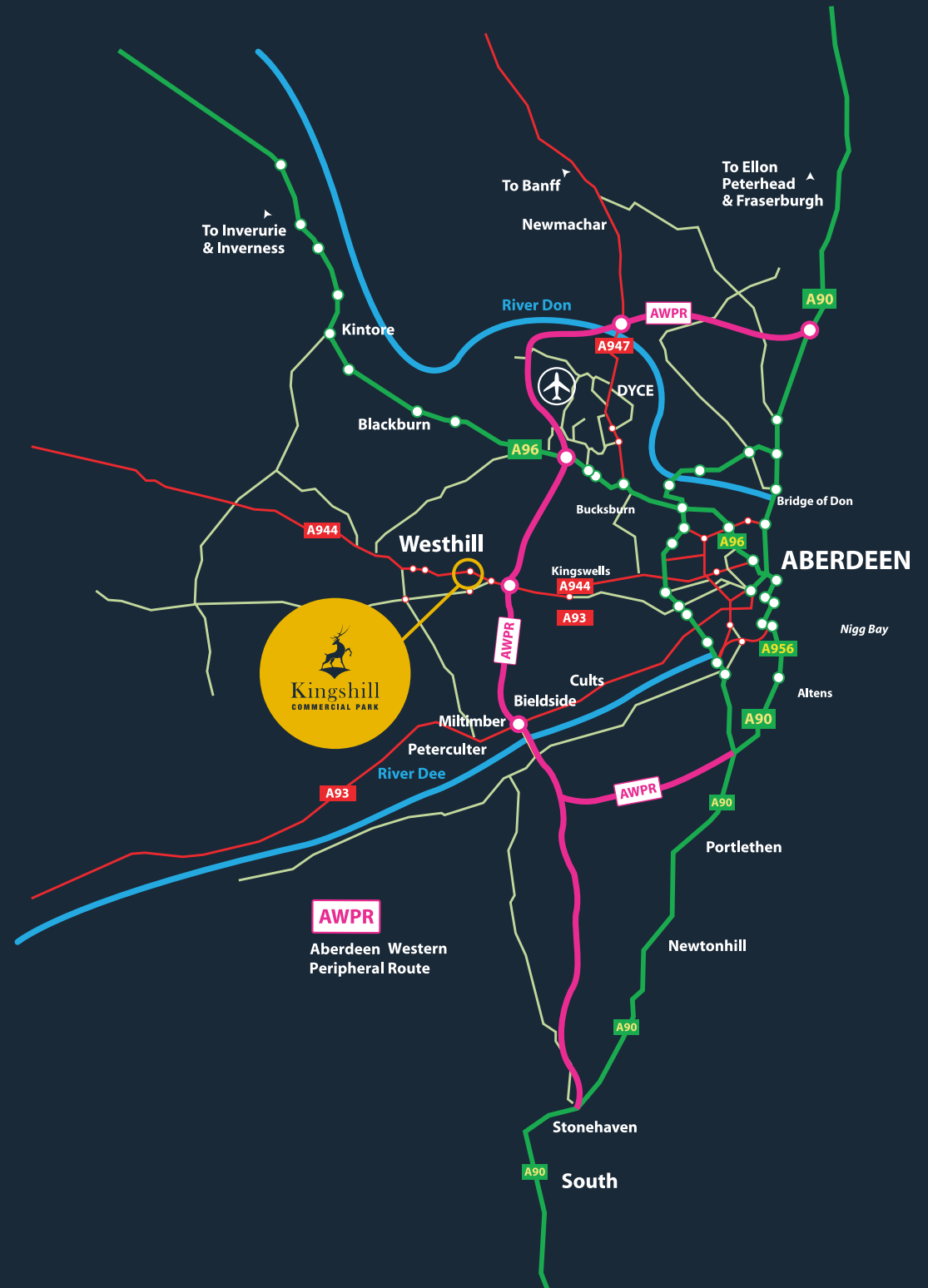
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for travelling to and from work. The town is within close proximity to the Aberdeen Western Peripheral route (AWPR), which intersects with the main Westhill to Aberdeen road.

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, 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.



7.2 MILES TO AIRPORT



ADJACENT TO SITE



1.5 MILES TO AWPR



6.7 MILES TO TRAIN STATION



ADJACENT TO CYCLE ROUTE



6.6 MILES TO CITY CENTRE



0.3 MILES TO SUPERMARKET



0.2 MILES TO PETROL STATION



## SURROUNDING OCCUPIERS



# THE DEVELOPMENT

Knight Property Group are developing an exciting new commercial business park, at Westhill, Aberdeenshire which is recognised as a world centre of excellence for underwater engineering. Nearby occupiers include Total, TAQA, Technip, NOV, Rever Offshore, Boskalis and Schlumberger.

The development comprises a number of new build industrial properties each containing office, warehouse/workshop, secure concrete yards and private parking.

Each property has been designed to a high specification, and will afford incoming occupiers an excellent working environment.

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

The properties are anticipated to have an EPC rating of 'A'.



# SPECIFICATION

## WORKSHOP/WAREHOUSE/YARD

- 8.5m external eaves height
- Concrete yards
- Structure capable of incorporating 10 tonne overhead crane (by tenant)
- 6m high electric roller shutter doors
- High bay lighting

## OFFICE

- Open plan office space
- 150mm raised access floor
- 2.7m floor to ceiling height
- 3 pipe VRV heat recovery air conditioning
- 8 Person DDA compliant passenger lift
- Photovoltaic roof panels generating electricity

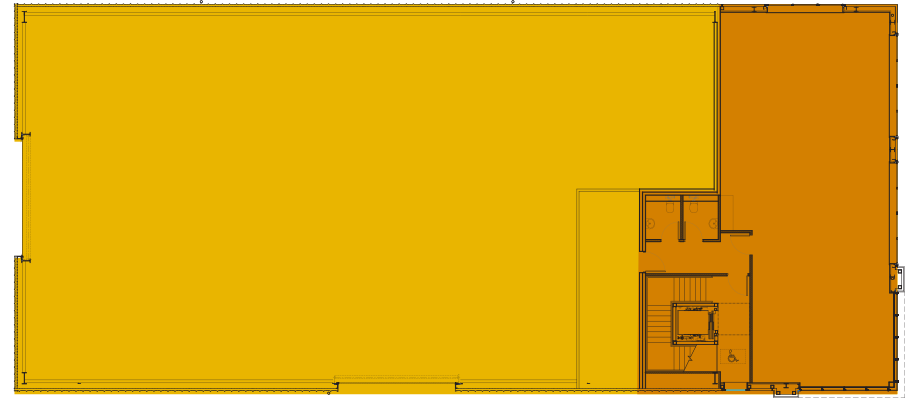
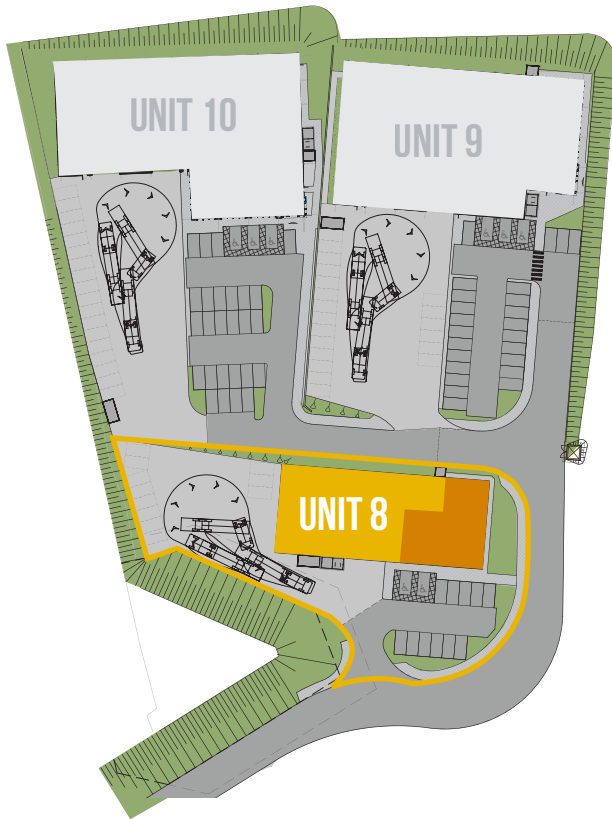




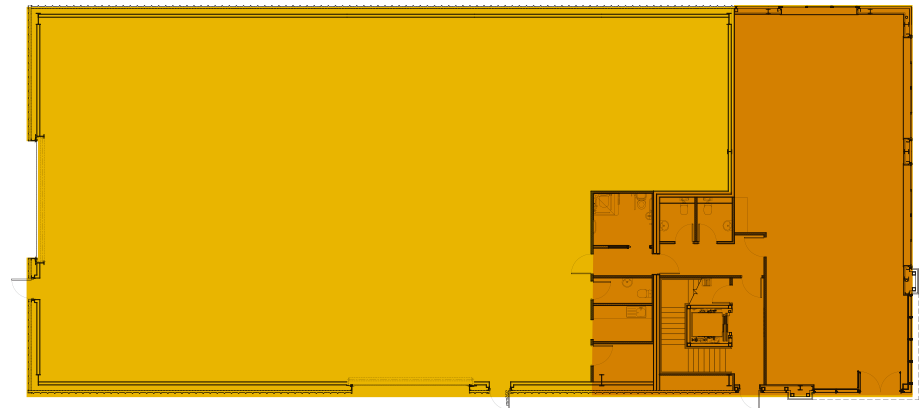
# AVAILABLE UNITS

Schedule of areas:

<b>UNIT 8</b>	<b>AREAS</b>		
	Offices:	279 m <sup>2</sup>	3,000 sq.ft
	Warehouse:	557 m <sup>2</sup>	6,000 sq.ft
	Concrete Yard:	890 m <sup>2</sup>	9,580 sq.ft
	Parking:	22 Spaces	



FIRST FLOOR:



GROUND FLOOR:

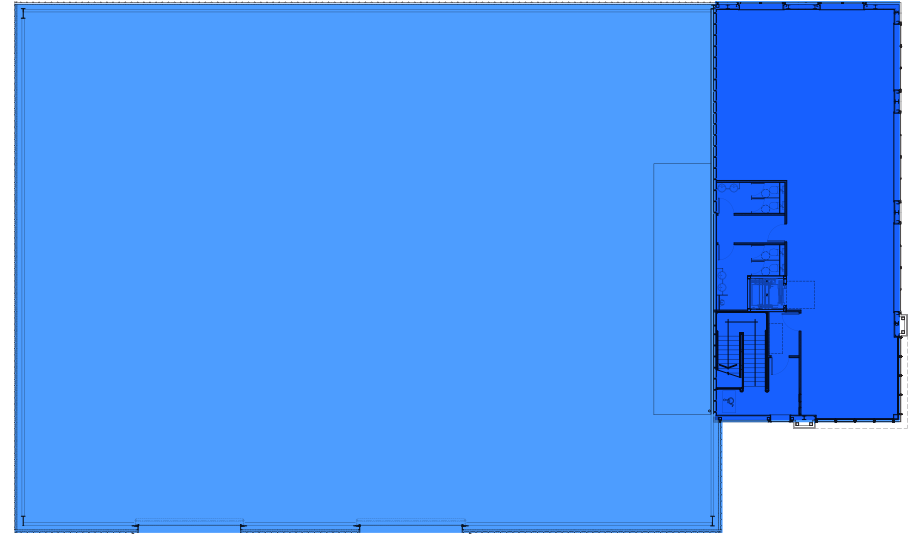
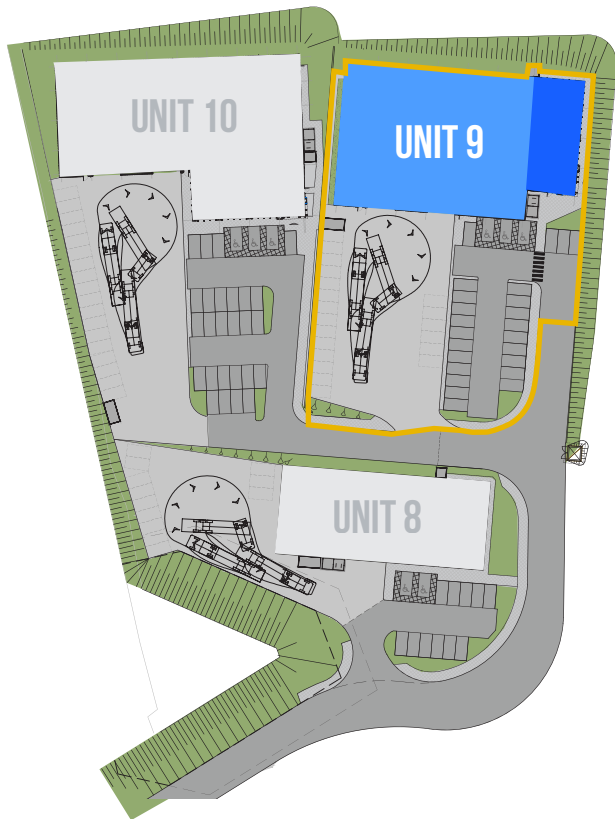
# AVAILABLE UNITS

Schedule of areas:

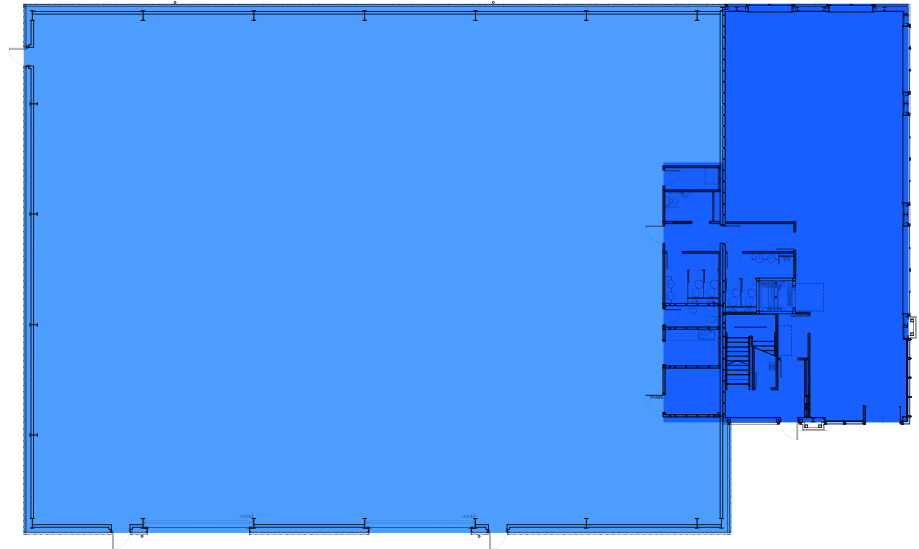
## UNIT 9

### AREAS

Offices:	418 m <sup>2</sup>	4,500 sq.ft
Warehouse:	1,027 m <sup>2</sup>	11,060 sq.ft
Concrete Yard:	1,100 m <sup>2</sup>	11,840 sq.ft
Parking:	47 spaces	



FIRST FLOOR:



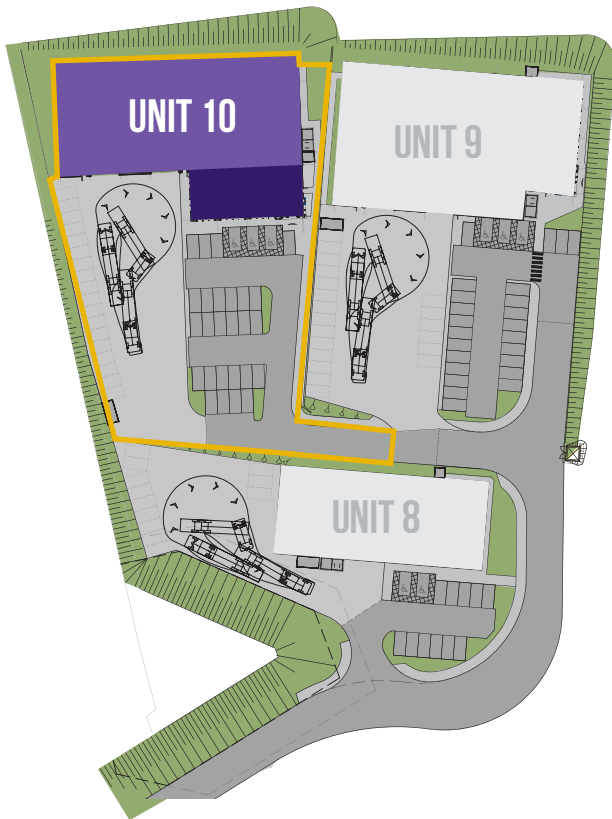
GROUND FLOOR:



# AVAILABLE UNITS

Schedule of areas:

<b>UNIT 10</b>	<b>AREAS</b>		
	Offices:	418 m <sup>2</sup>	4,500 sq.ft
	Warehouse:	1,027 m <sup>2</sup>	11,060 sq.ft
	Concrete Yard:	1,150 m <sup>2</sup>	11,840 sq.ft
	Parking:	47 Spaces	



FIRST FLOOR:



GROUND FLOOR:



KNIGHT PROPERTY GROUP

[www.knightpg.co.uk](http://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:**

The properties will require to be assessed on occupation.

**LEGAL COSTS:**

Each party will bear their own legal costs.

The ingoing tenant/purchaser will be responsible for any Land and

**VAT:**

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

**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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