



# Kingshill

COMMERCIAL PARK



OFFICE • WAREHOUSE/WORKSHOP • YARD • PRIVATE PARKING



KNIGHT PROPERTY GROUP





## 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 Subsea 7, TAQA, Technip, NOV, Bibby and Schlumberger.

The development will comprise 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 ingoing 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 property has an EPC rating of 'A', a copy of the EPC and the recommendation report can be provided upon request.

## THE SPECIFICATION

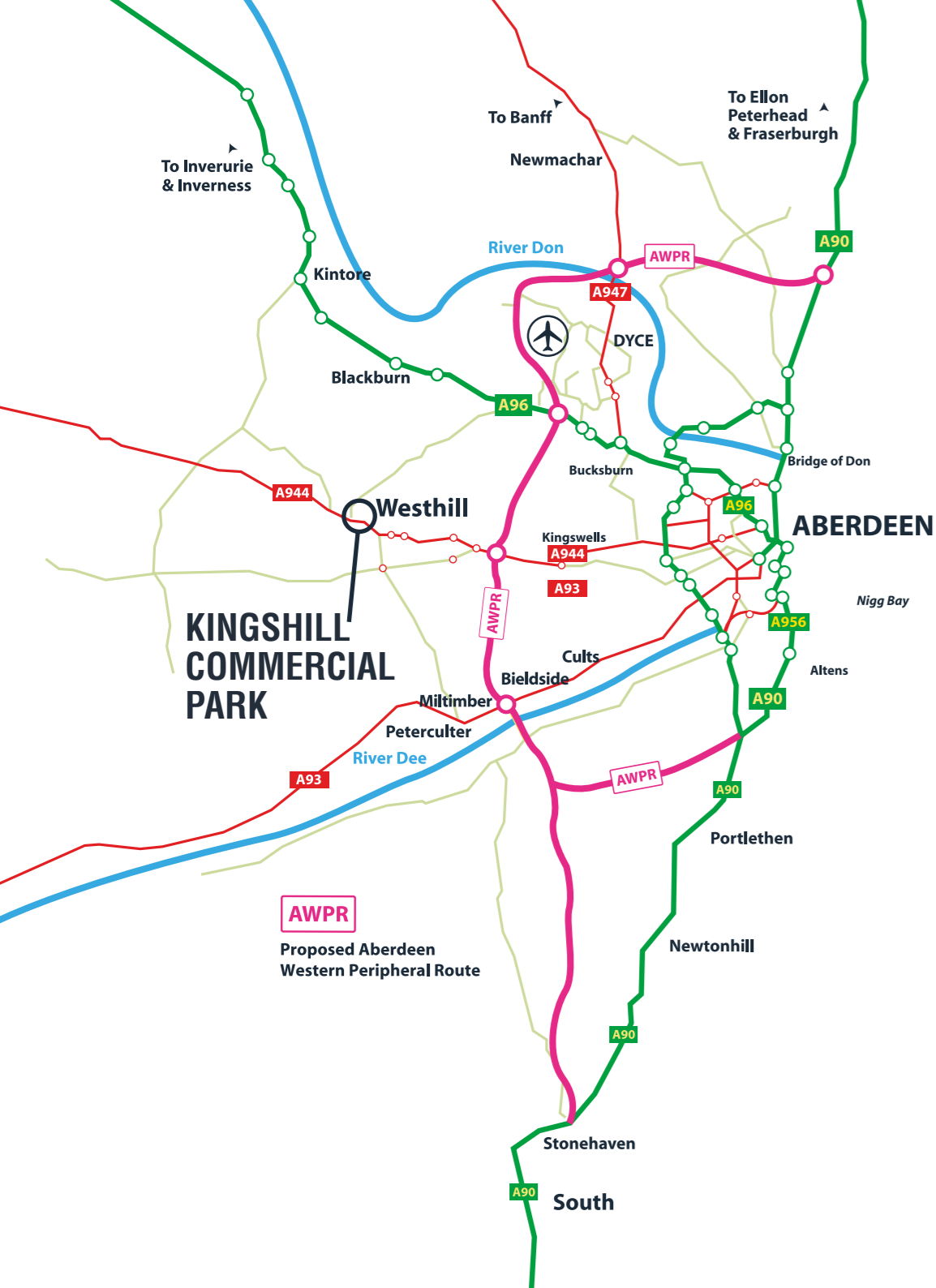
### WORKSHOP/WAREHOUSE/YARD

- 8.5m external eaves height
- Secure 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





### 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), currently under construction, which will intersect 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.

### SURROUNDING OCCUPIERS



KINGSHILL COMMERCIAL PARK

FUTURE EXPANSION LAND



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





#### UNIT 1 TO LET

Office . . . . .511 m<sup>2</sup> (5,500 ft<sup>2</sup>)  
 Workshop . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Yard . . . . .983 m<sup>2</sup> (1,175 yds<sup>2</sup>)  
 Parking . . . . .45 spaces / 3 disabled

#### UNIT 2 TO LET

Office . . . . .511 m<sup>2</sup> (5,500 ft<sup>2</sup>)  
 Workshop . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Yard . . . . .1,314 m<sup>2</sup> (1,571 yds<sup>2</sup>)  
 Parking . . . . .45 spaces / 3 disabled

#### UNIT 5 TO LET

Office . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Workshop . . . . .102 m<sup>2</sup> (1,098 ft<sup>2</sup>)  
 Yard . . . . .N/A  
 Parking . . . . .34 spaces / 2 disabled

#### UNIT 6 TO LET

Office . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Workshop . . . . .102 m<sup>2</sup> (1,098 ft<sup>2</sup>)  
 Yard . . . . .N/A  
 Parking . . . . .34 spaces / 2 disabled

#### UNIT 7 TO LET

Office . . . . .737 m<sup>2</sup> (7,900 ft<sup>2</sup>)  
 Workshop . . . . .1,341 m<sup>2</sup> (14,400 ft<sup>2</sup>)  
 Yard . . . . .1,120 m<sup>2</sup> (1,340 yds<sup>2</sup>)  
 Parking . . . . .66 spaces / 4 disabled

#### UNIT 8 TO LET

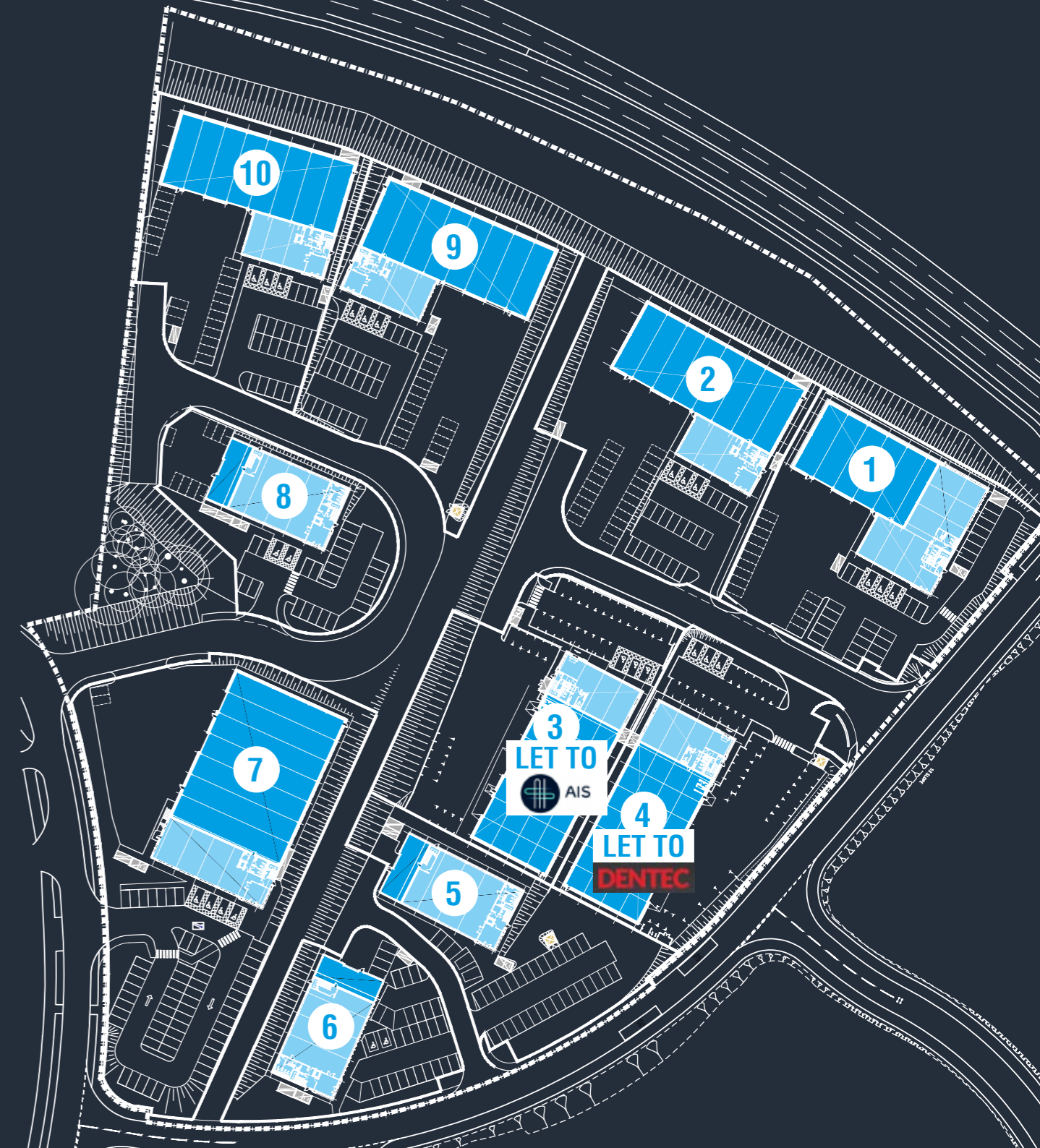
Office . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Workshop . . . . .102 m<sup>2</sup> (1,098 ft<sup>2</sup>)  
 Yard . . . . .322 m<sup>2</sup> (385 yds<sup>2</sup>)  
 Parking . . . . .34 spaces / 3 disabled

#### UNIT 9 TO LET

Office . . . . .511 m<sup>2</sup> (5,500 ft<sup>2</sup>)  
 Workshop . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Yard . . . . .1,278 m<sup>2</sup> (1,528 yds<sup>2</sup>)  
 Parking . . . . .45 spaces / 3 disabled

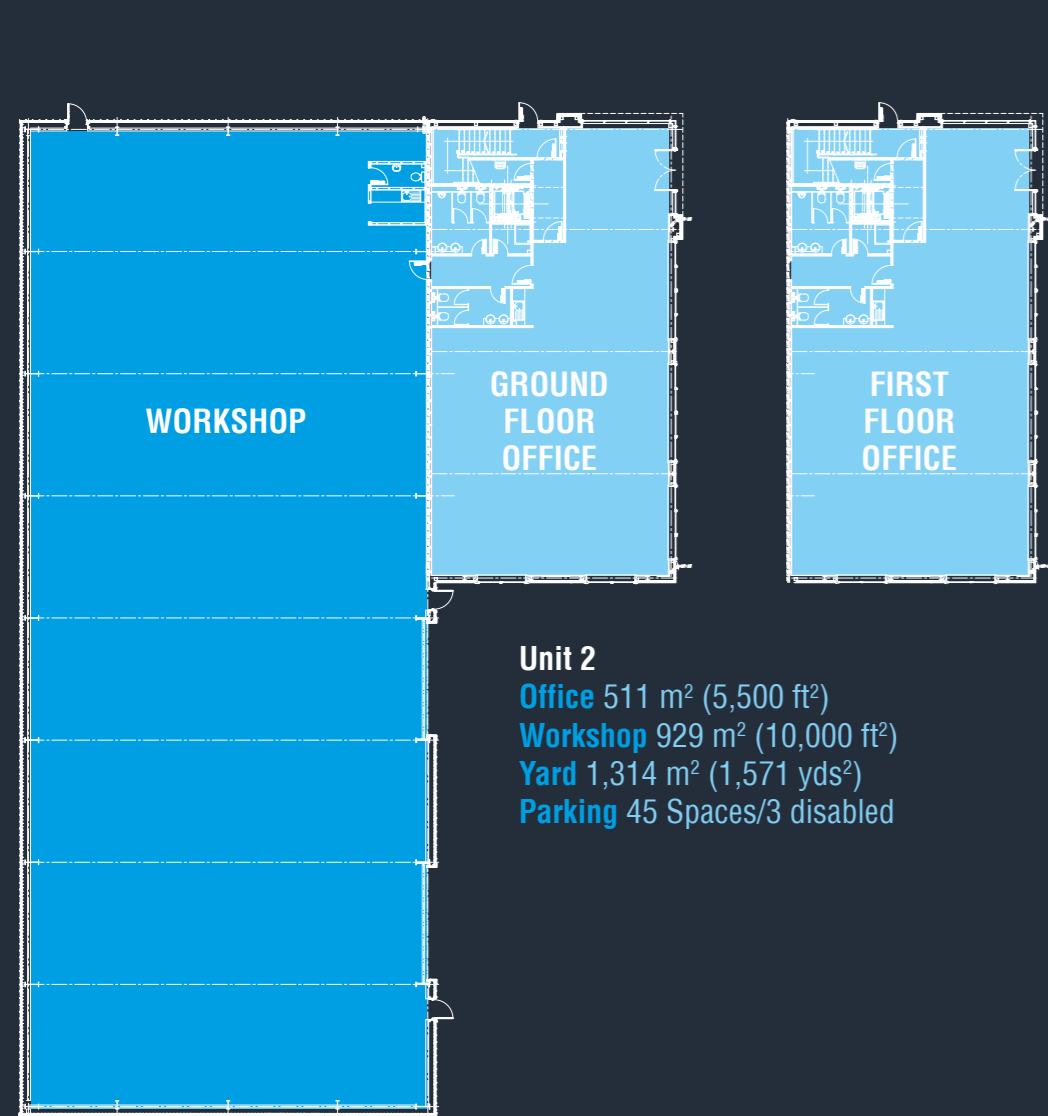
#### UNIT 10 TO LET

Office . . . . .511 m<sup>2</sup> (5,500 ft<sup>2</sup>)  
 Workshop . . . . .929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  
 Yard . . . . .988 m<sup>2</sup> (1,181 yds<sup>2</sup>)  
 Parking . . . . .45 spaces / 3 disabled

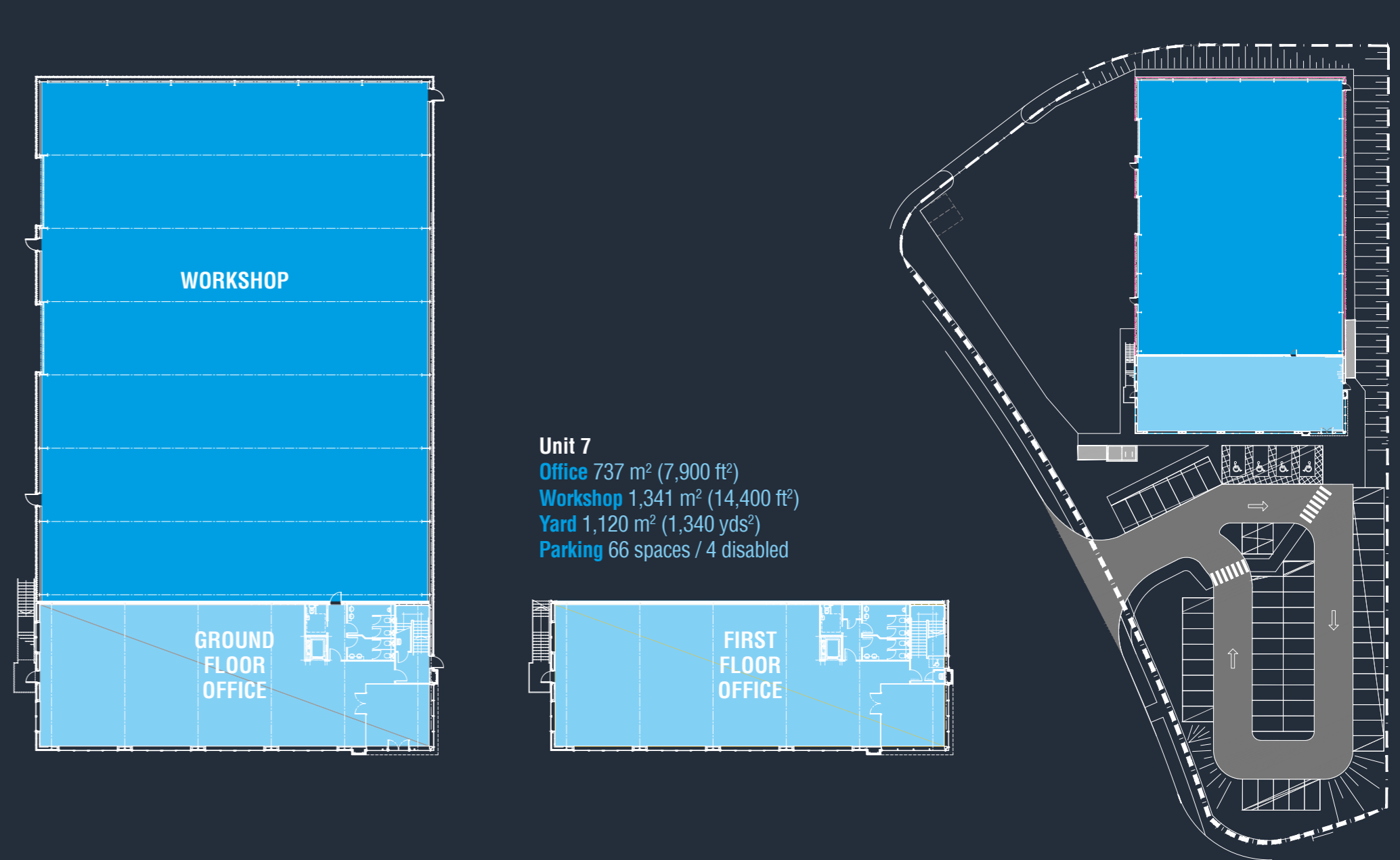




## UNIT 2 FLOOR & SITE PLAN



## UNIT 7 FLOOR & SITE PLAN







## KNIGHT PROPERTY GROUP

Knight Property Group is a proactive developer of high quality commercial property. Established in the north east of Scotland in 1987, the company has built a solid reputation for the development of quality, contemporary properties in unrivalled locations, created to suit a diverse range of markets.

With the range of properties available for lease or purchase, and several future developments in the pipeline, there could be a Knight development which suits your business requirements. At Knight, our track record speaks for itself; visit our Property or Case Studies online to find out more.



**THE CAPITOL**



**KINGSHILL PARK**



**KONGSBERG**



**BLUESKY BUSINESS SPACE**



**EUROCOPTER**



**TOTAL**



**SEABROKERS**



**TAQA BRATANI**



**TEEKAY PETROJARL**



**FUGRO IMPROV**



**BRISTOW**



**NO.2 CASTLE TERRACE**



**SURVIVEX**



**BIBBY OFFSHORE**



**HALLIBURTON**



**ATOS ORIGIN**



**PINSENT MASONS**



**110 GEORGE STREET**





# Kingshill

COMMERCIAL PARK

[www.knightpropertygroup.co.uk](http://www.knightpropertygroup.co.uk)

## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

## LEGAL COST

The ingoing tenant will be responsible for the landlords' reasonable legal expenses, together with SDLT and registration dues.

## RENTAL

Information and quoting rental is available on application.

## RATING ASSESSMENT

A guide to rating assessment is available on request.

## VAT

All figures quoted are exclusive of VAT.

To discuss how Knight Property Group can accommodate you at Kingshill Business Park, or to discuss the terms in further detail, please contact our letting agent.

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