

AVAILABLE
Q4 2022



INDUSTRIAL UNITS TO LET

PLOT 8 FROM 1,260 SQ.FT – 12,115 SQ.FT

PLOT 9 FROM APPROX. 2,500 SQ.FT - 10,000 SQ.FT



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.

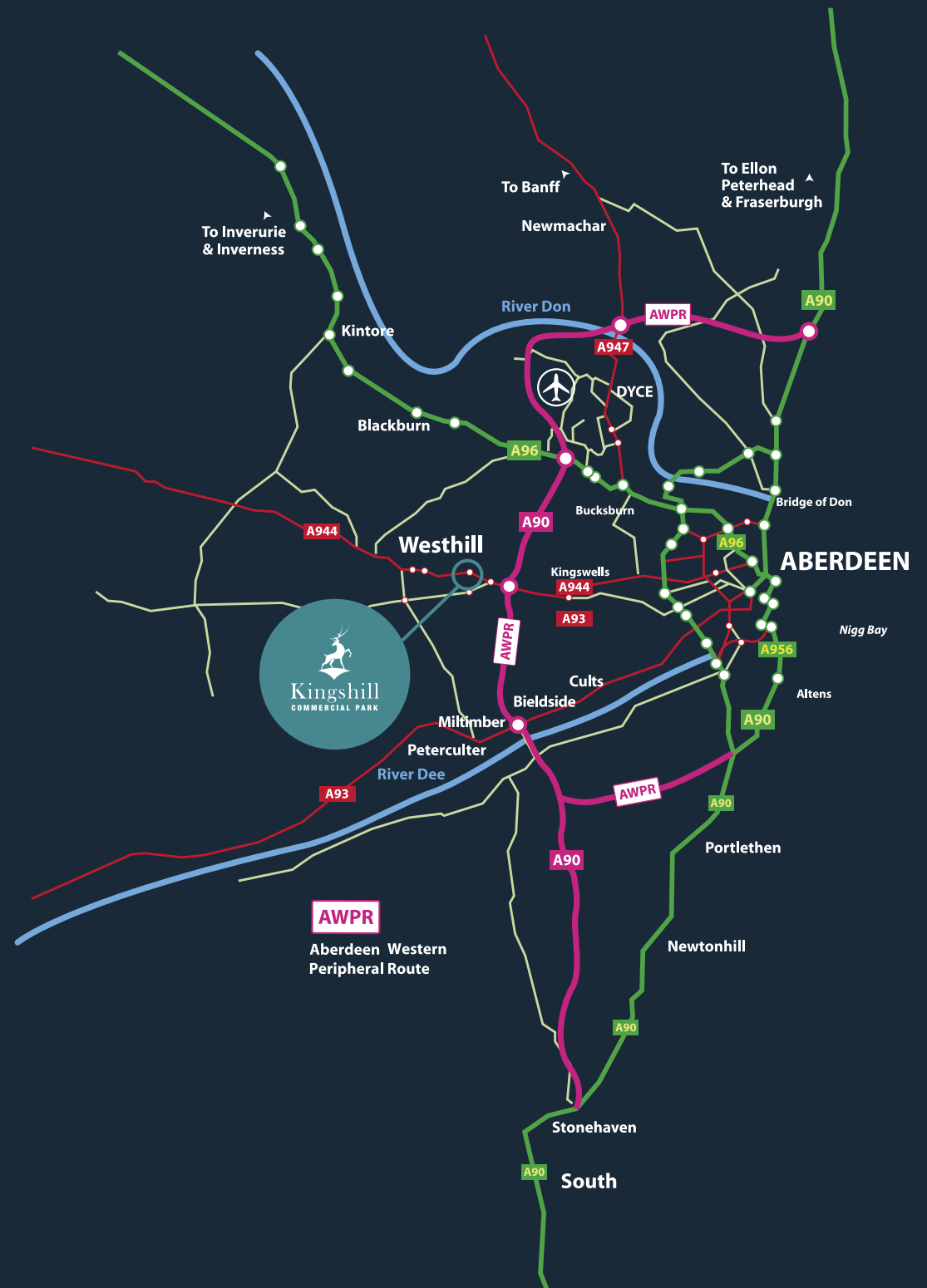
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for travelling to and from work. The town is within close proximity to the Aberdeen Western Peripheral route (AWPR), which intersects with the main Westhill to Aberdeen road.

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, 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 phase at Kingshill Commercial Park in Westhill, Aberdeenshire, which is recognised as a world centre of excellence for underwater engineering. This latest phase in the development will comprise a number of new-build industrial and trade counter units with private parking.

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

Nearby occupiers include Screwfix, Tool Station, The Paint Shed, Power Jacks, Texo Group, Tendecka and Petroleum Technology Company.

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

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



6.5M EAVES HEIGHT



LED LIGHTING



6M HIGH ELECTRIC ROLLER SHUTTER DOOR



MINIMAL OFFICE CONTENT

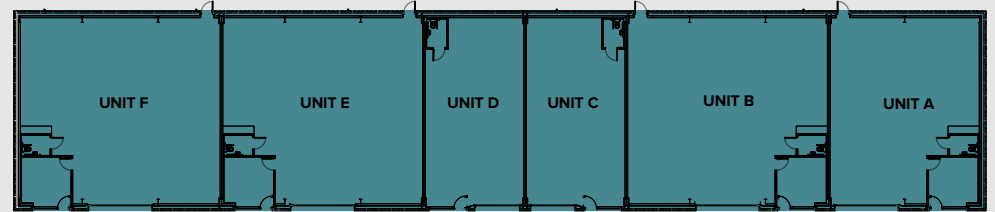


GENEROUS CAR PARKING



PLOT 8

FLOOR PLANS:



SCHEDULE OF AREAS:

UNIT A	179.85 m ²	1,936 sq.ft
UNIT B	237.55 m ²	2,557 sq.ft
UNIT C	117.05 m ²	1,260 sq.ft
UNIT D	117.05 m ²	1,260 sq.ft
UNIT E	237.55 m ²	2,557 sq.ft
UNIT F	240.15 m ²	2,585 sq.ft
CAR PARKING	35 SPACES	



PLOT 9

FLOOR PLANS:



SCHEDULE OF AREAS:

UNIT A	232.25 m ²	2,500 sq.ft
UNIT B	232.25 m ²	2,500 sq.ft
UNDER OFFER	232.25 m ²	2,500 sq.ft
UNIT D	232.25 m ²	2,500 sq.ft
CAR PARKING	28 SPACES	



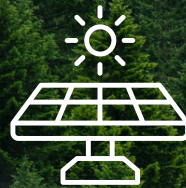
GREEN CREDENTIALS



All buildings toa have target EPC "A"



Electric car charging points



Solar photovoltaics panels to the roof



Energy efficient LED lighting throughout



Daylight sensors to lighting



Occupancy / proximity sensors to lighting



Photocells to external lighting



All electric Heat recovery / air conditioning to offices



Water management flow restriction within toilets to conserve water





KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS:

The units are 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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