



Kingshill

COMMERCIAL PARK

TO LET

Unit 6E

Westhill,
Aberdeenshire

High Specification Commercial Unit

comprising office and workshop space with 7 car parking spaces.
232.26sq.m (2,500sq.ft.)



ON THE INSTRUCTIONS OF:












KNIGHT PROPERTY GROUP

LOCATION

The commercial unit will occupy a highly prominent gable end position on Venture Drive within a parade of 5 high quality commercial units, across from the new Wickes store.

The Aberdeen Western Peripheral Route (AWPR) is less than 1.5 miles to the west. The prominent unit offers a unique opportunity to secure a modern warehouse within the prime commercial area of Westhill. The wider development accommodates numerous energy companies, trade counter retailers, supermarkets, hotels, drive thrus and adjacent will be a new Wickes store due to open in August 2024.

NEARBY

 7.2 miles to airport	 0.6 miles to Costco	 6.7 miles to train station	 Adjacent to cycle route and bus stop
 0.5 miles to Tesco Superstore	 1.5 miles to AWPR	 0.4 miles to petrol station	
 6.6 miles to city centre	 0.1 miles to Starbucks, Greggs & McDonalds	 0.8 miles to M&S Simply Food & Aldi	 0.1 miles to EV Charging Station



SPECIFICATION

- + Full height warehouse with eaves height of 7m at the front, 6m at rear
- + 1 x electric roller shutter door
- + LED lighting
- + Staff welfare facilities
- + Concrete yard with 7 parking spaces including 1 disabled
- + Cycle store
- + EPC "C"

ACCOMMODATION

Area	sq.m	sq.ft
Office	60.4	650
Workshop	171.9	1,850
Total	232.3	2,500





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RATEABLE VALUE

The unit current has a rateable value of £24,000 effective from 1st April 2023. Any occupier will have a right of appeal.

ENERGY PERFORMANCE CERTIFICATE

EPC rating C.

RENT

£40,000 pa.

LEASE TERMS

The unit is available to let on full repairing and insuring terms. Further information is available on request from the letting agent.

VAT

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

LEGAL COSTS

Each party will bear their own legal costs.

The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP

VIEWINGS & OFFERS

Please contact the letting agents:



Claire Herriot

E. claire.herriot@savills.com
M. 07967 762286

Ben Clark

E. ben.clark@savills.com
M. 07890 909447

Ryden.co.uk
01224 588866

Paul Richardson

E. paul.richardson@ryden.co.uk
M. 07789 986141

Daniel Stalker

E. daniel.stalker@ryden.co.uk
M. 07887 751090