



**Kingshill**  
**PARK**

# Pavilion 10

OFFICE SUITE IN WESTHILL, ABERDEENSHIRE

Ground Floor 5,390 sq.ft



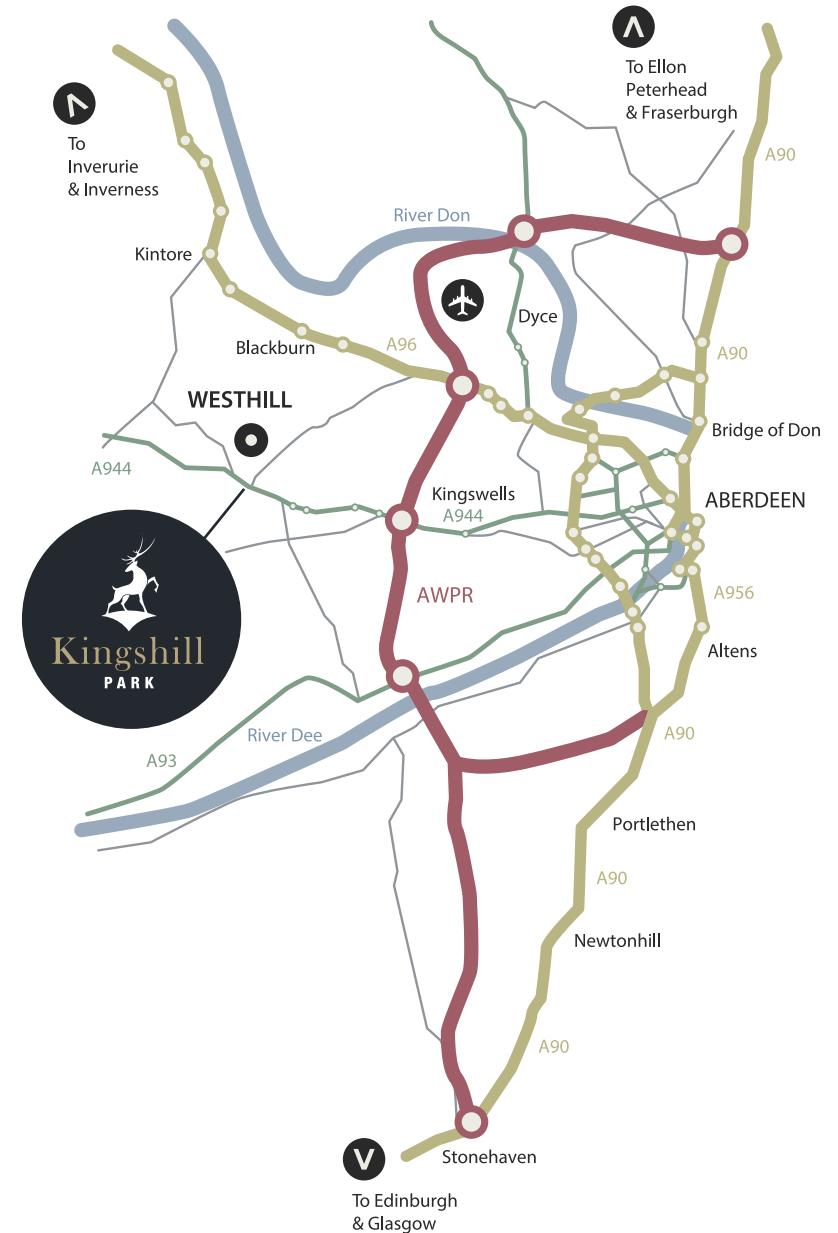


## LOCATION

KINGSHILL PARK IS A SHORT DISTANCE EAST OF ABERDEEN WESTERN PERIPHERAL ROUTE (AWPR/A90). EQUIDISTANT TO THE NORTH, SOUTH AND CENTRE OF ABERDEEN, WESTHILL PROVIDES THE OPTIMUM LOCATION FOR BUSINESS.

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, a new Wickes Superstore, along with a number of smaller shops located within the central shopping centre. These retail uses are supplemented by the Kingshill Commercial Park retail scheme, which provides high quality eateries, a hairdresser and other hardware stores including Screwfix and Toolstation. Recently three drive thru's have opened adjacent to the A944; Starbucks, Greggs and McDonalds.

# Pavilion 10





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



0.1 miles to  
EV Charging  
Station



6.6 miles to  
city centre



0.1 miles to Starbucks,  
Greggs & McDonalds



0.8 miles to M&S  
Simply Food & Aldi



PAVILION 10 -  
GROUND FLOOR

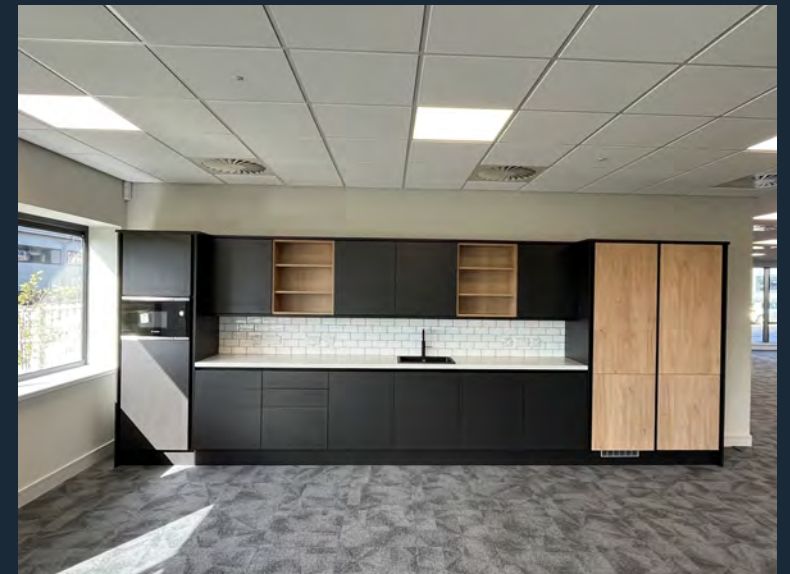


#### ACCOMMODATION & SPECIFICATION

- + Open plan office space
- + 150mm raised access floor
- + 2.7m floor to ceiling height
- + 3 pipe VRV heat recovery air conditioning
- + Photovoltaic roof panels generating electricity
- + LED Lighting throughout
- + Electric car charging points



Open plan office space





# Pavilion 10

Westhill, Aberdeenshire

#### RATEABLE VALUE

Pavilion 10 - £86,000.  
Effective 18 August 2023

#### ENERGY PERFORMANCE CERTIFICATE

EPC A.

#### LEASE TERMS

The Suites are 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.

#### ENTRY

On conclusion of legal missives.

#### VIEWINGS & OFFERS

Viewing is strictly by arrangement with the letting agents:

##### MATTHEW PARK

07810 599964  
matthew.park@knightfrank.com

##### LEAN BARRON

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