



KNIGHT PROPERTY GROUP



Pavilion 1 & Pavilion 6 Kingshill Park, Westhill

PAVILION 1 GROUND FLOOR - 482.1SQ.M (5,189SQ.FT.)

PAVILION 6 GROUND FLOOR - 399.1SQ.M (4,296SQ.FT.)

Location

THE SATELLITE TOWN OF WESTHILL HAS A POPULATION IN EXCESS OF 10,000 AND IS SITUATED APPROXIMATELY 10 KILOMETRES (6 MILES) WEST OF ABERDEEN CITY CENTRE ON THE A944.

Aberdeen Western Peripheral Route (AWPR) is a short distance east of Kingshill Park, ensuring easy access throughout the city.

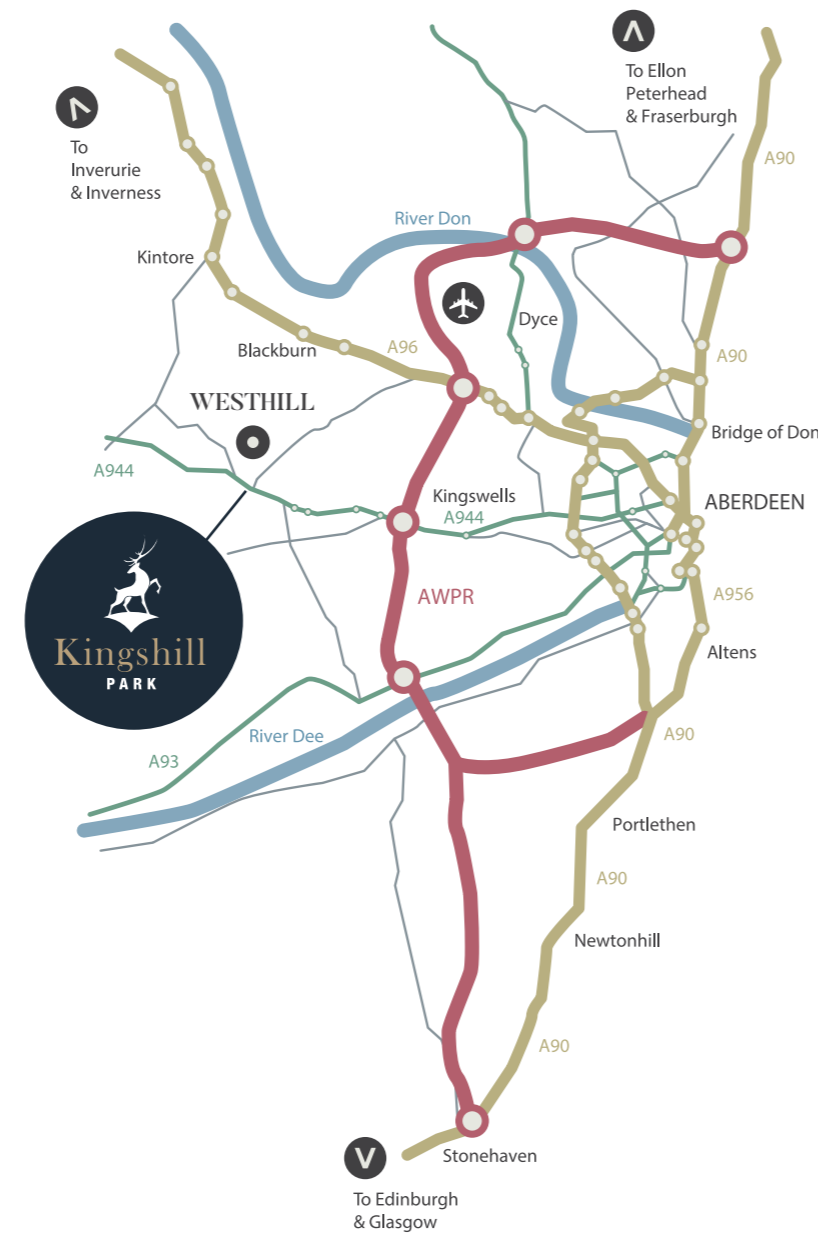
Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for commuting.

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.

Westhill boasts 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.



Surrounding occupiers

 10 MINUTES TO AIRPORT	 ADJACENT TO SITE	 1.5 MILES TO AWPR	 7.3 MILES TO TRAIN STATION
 ADJACENT TO CYCLE ROUTE	 6.6 MILES TO CITY CENTRE	 0.3 MILES TO SUPERMARKET	 3 MILES TO P&J LIVE

The Development

Knight Property Group have developed a new business park at Westhill, Aberdeenshire which is recognised as a world centre of excellence for underwater engineering.

Nearby occupiers within the development include BEAM, Noble, Prosafe, Sulmara and Mermaid. CALA occupy the first floor of Pavilion 1 whilst StormeGeo occupy the first floor of Pavilion 6.

Knight Property Group have now completed 9 office pavilions and this latest phase consists of Pavilions 10 and 11.

Each property has been designed to a high specification and will afford ingoing tenants and occupiers an excellent and modern new build environment.

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

The properties will benefit from an EPC rating of A.



Specification

OFFICES

- 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
- 2 x EV Charging points (per pavilion)
- EPC rating of A





Pavilion 1

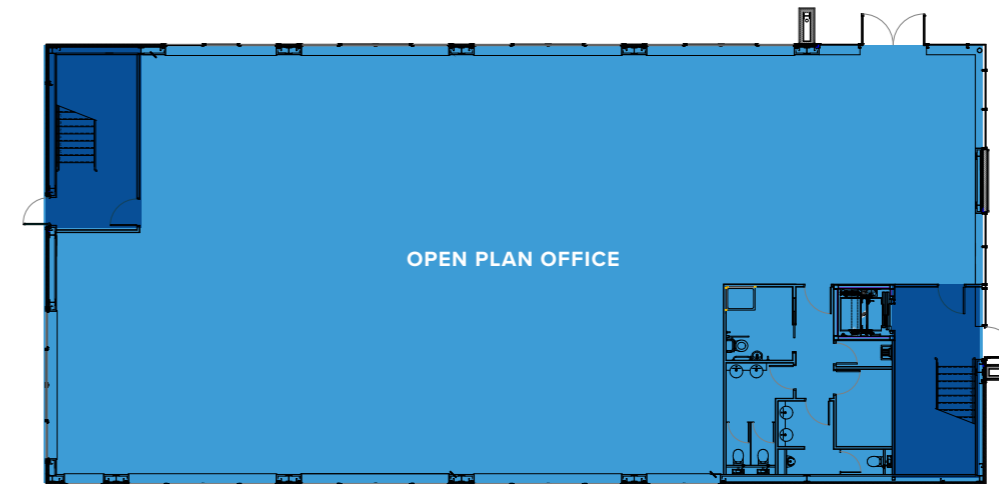
🚗 21 Car Parking Spaces (including 1 accessible space)



GROUND FLOOR

Pavilion 6

🚗 19 Car Parking Spaces (including 1 accessible space)



GROUND FLOOR

SITE PLAN





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www.knightpropertygroup.co.uk

LEASE TERMS:

The properties are available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

RATEABLE VALUE:

Pavilion 1 - The subjects are entered into the valuation roll with a Rateable Value of £82,000 effective 1st April 2023.

Pavilion 6 - The subjects are entered into the valuation roll with a Rateable Value of £67,000 effective 1st April 2023.

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 to whom all offers should be submitted in Scottish Legal Form.

To discuss how Knight Property Group can accommodate you at Kingshill Park, please contact our letting agents:



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