



Kingshill  
PARK

# Pavilions 10 & 11

OFFICE SUITES IN WESTHILL, ABERDEENSHIRE

Pavilion 10 Ground Floor  
5,390 sq.ft

Pavilion 11 Suite A GF  
2,627 sq.ft

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP



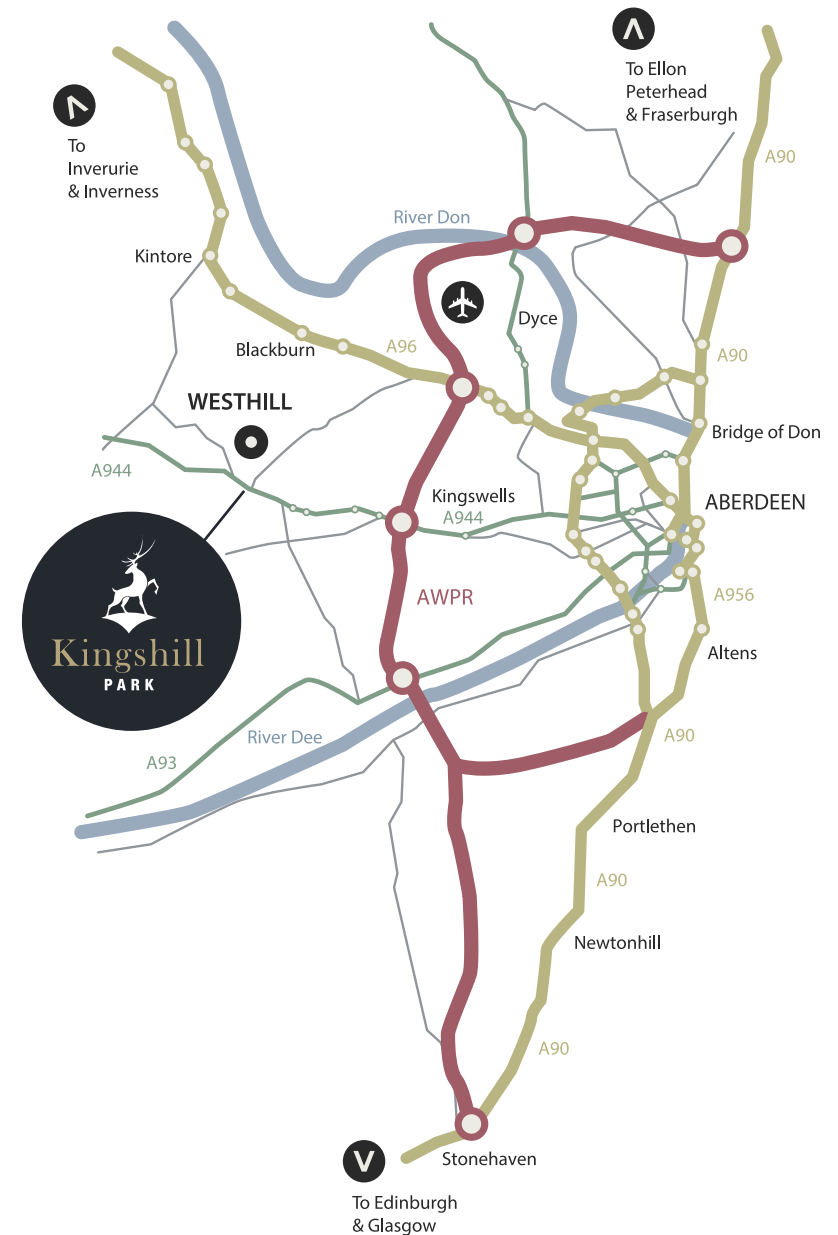


#### LOCATION

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.

## Pavilions 10 & 11





## 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



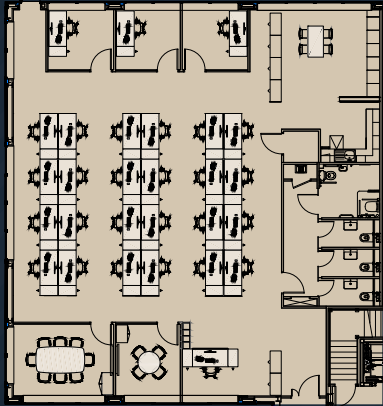
0.1 miles to  
EV Charging  
Station





# Pavilions 10 & 11

PAVILION 11 – SUITE A GROUND FLOOR



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
- + Pavilion 11 benefits from a full internal fit out, and is ready for immediate occupation



Pavilion 11





Pavilion 10



Pavilion 11



# Pavilions 10 & 11

Westhill,  
Aberdeenshire

#### RATEABLE VALUE

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

Pavilion 11 - £42,000. Effective 1 April 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.

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

#### VIEWINGS & OFFERS

Viewing is strictly by arrangement with the letting agents:

#### DAN SMITH

07967 555835

[dan.smith@savills.com](mailto:dan.smith@savills.com)

#### BEN CLARK

07890 909447

[ben.clark@savills.com](mailto:ben.clark@savills.com)



#### ARRON FINNIE

07880 716900

[arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

#### SCOTT FARQUHARSON

07384 543094

[scott.farquharson@ryden.co.uk](mailto:scott.farquharson@ryden.co.uk)

