

Office | To Let

CBRE

Kingshill View, Prime Four, Aberdeen

Plug & Play office suites from 607.7 sq m (6,541 sq ft) to 1,288.7 sq m (13,871 sq ft)

Kingswells Causeway
Prime Four Business Park
Kingswells
Aberdeen
AB15 8PU



Prime Four Business Park, located in Kingswells, west of Aberdeen city centre, is an award-winning development and an established global energy hub. All nine office headquarters in the park were fully pre-let to major energy and professional services occupiers, demonstrating sustained demand for high-quality accommodation.

Designed to promote collaboration and wellbeing, Prime Four incorporates extensive amenities. The Fourcourt, located a short walk away at the heart of the development, provides outdoor sports facilities, fitness areas, and a range of services including Kingswellies Nursery, Kingswells Dental Practice, Common Sense Coffee Shop, Urban Bar & Grill, Starbucks, and the Village Hotel, which is a 148-bed hotel with gym and spa.

Prime Four benefits from exceptional connectivity. Located only four miles from the city centre, the park is easily accessible via local transport, cycle routes, and major road networks. Aberdeen International Airport, 10 minutes away, offers flights to over 40 destinations and serves as the world's busiest heliport for the North Sea energy sector, handling over 500,000 passengers annually. Accessibility has been further enhanced by the A90 Aberdeen Western Peripheral Route (AWPR), with the park situated just two minutes from the South Kingswells Junction.

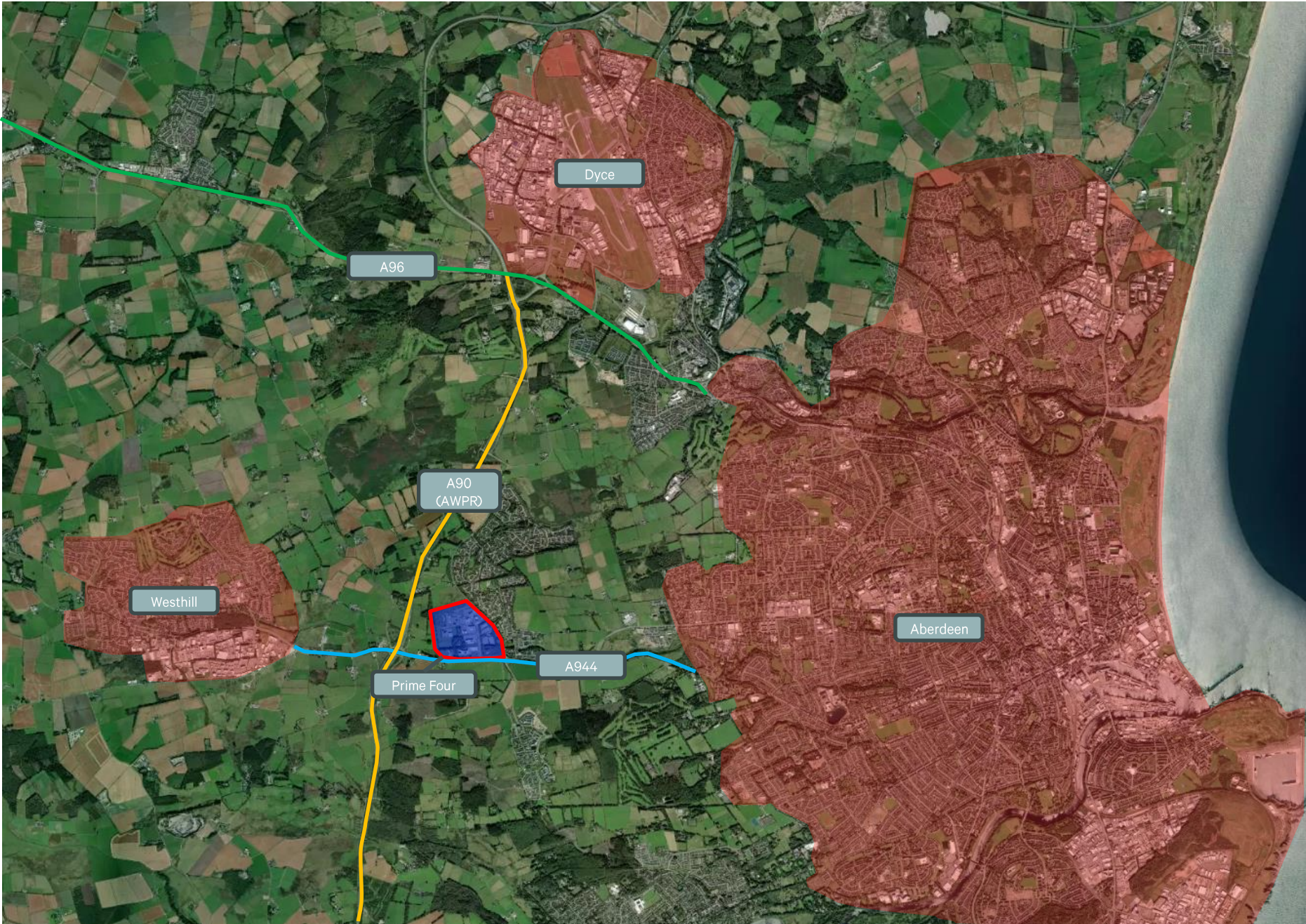
Kingshill View is located to the north of the Prime Four development, occupying a prominent corner position overlooking Kingswells Causeway, the main thoroughfare within the business park, at its junction with Prime Four Crescent.

Notable occupiers at Prime Four include AAB, Addleshaw Goddard, CNOOC, TAQA, Lloyd's Register, Equinor, Shell, Adura, Harbour Energy, Ineos and SEN Transmission.

Tesco, Starbucks, McDonald's, Costa and M&S Food are also located nearby in Westhill, providing further amenities for staff.

Prime Four website link - [Prime Four](#)







A944



Kingswells Causeway



VILLAGE
HEALTH & WELLNESS CLUB

Fourcourt



INEOS

AWPR

ADDLESHAW
GODDARD

AAB
GROUP

Prime Four
Crescent

Fairley Road

Description

Kingshill View is Grade A office accommodation located to the North of the development. The detached office building is configured over 6 wings linked by a central core. The subjects comprise high-quality open-plan office accommodation located across the west wings of the ground and first floors of the building, as well as meeting rooms in the first-floor north wing.

The building provides the highest quality of office accommodation, the specification of which includes:

- High quality “Plug and Play” office space
 - Fully raised-access floors
 - Suspended ceilings incorporating low-energy recessed lighting
 - Floor-to-ceiling height of 2.7m
 - Four-pipe fan coil comfort cooling
 - Building Energy Management System
 - CCTV security system
- DDA Compliant
 - 2 x 10-person passenger lifts
 - Male, female and accessible WCs on each floor
 - Shower facilities
 - Double-height atrium
 - Large social breakout areas on each floor.

Accommodation & Car Parking

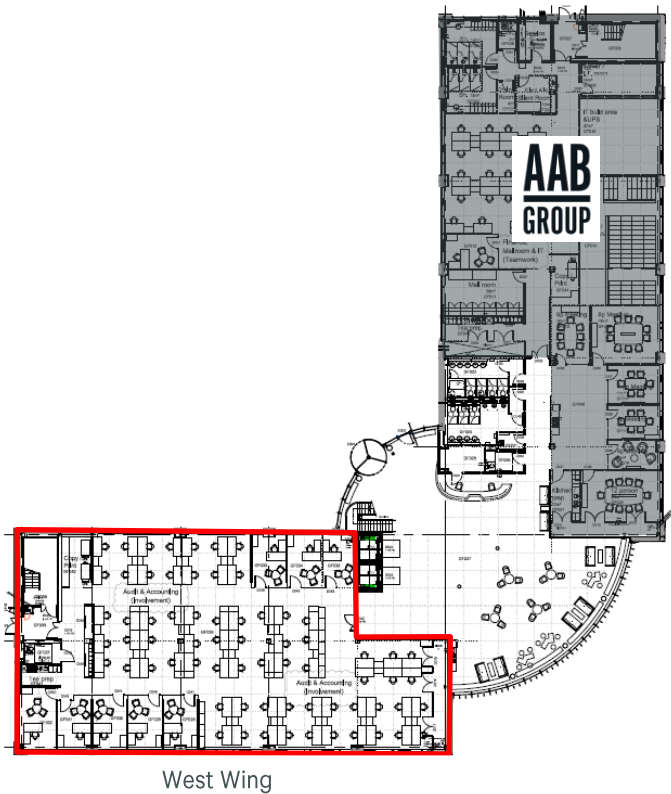
The subjects have been measured in accordance with the RICS Code of Measuring Practice 6th edition on a Net Internal Area basis and extend to the following approximate areas:

Description	Sq M	Sq Ft	Car Parking
Ground Floor – West Wing	607.7	6,541	20
First Floor – West Wing & Meeting Rooms	681.0	7,330	22
Total	1,288.7	13,871	42

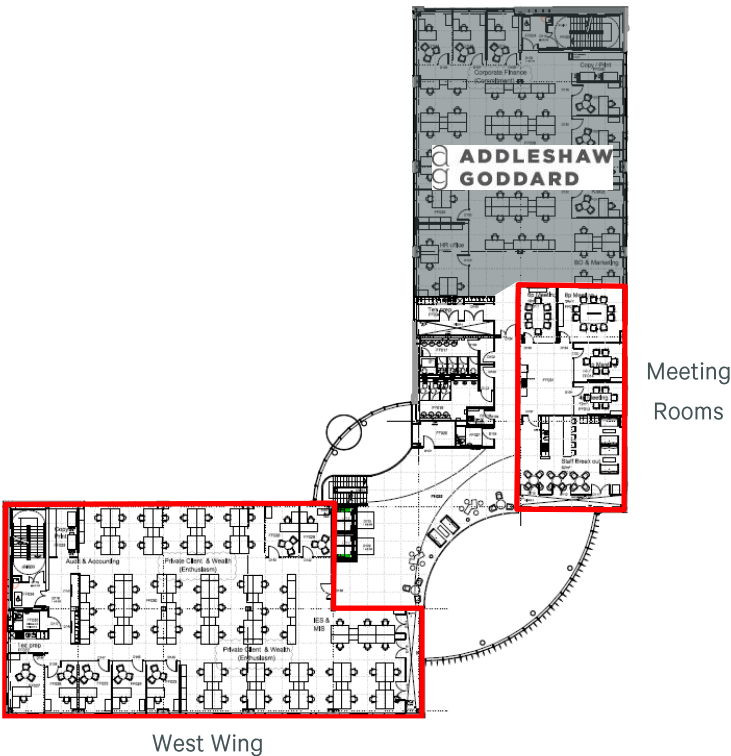


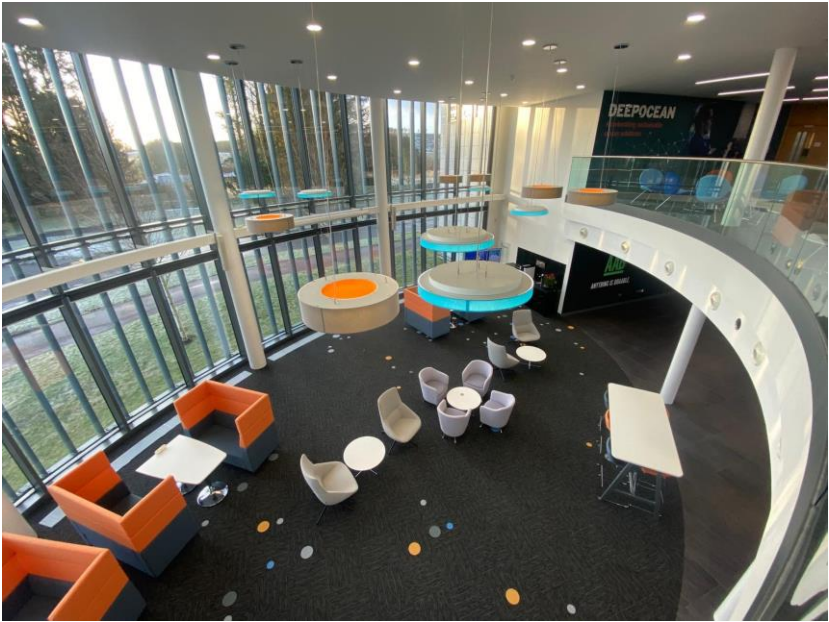


Ground Floor - 6,541 sq ft



First Floor – 7,330 sq ft





Lease Terms

Our client is seeking to sub-lease the subjects on a Full Repairing and Insuring basis until expiry of head lease July 2031.

Rent

£27.50 per sq ft, exclusive of VAT.

Rateable Value

Description	Proposed Rateable Value (April 2026)	Proposed Rates Payable (April 2026)
Ground Floor	£112,000	£63,266
First Floor	£128,500	£72,603
TOTAL	£240,500	£135,869

Service Charge

The sub-tenants will be liable for a service charge which covers maintenance and upkeep of the common internal and external parts of the building. In addition, there is also a proportionate share for the wider Estate service charge payable for Prime Four Business Park.

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate

The property has an EPC rating of B20. Full documentation can be provided upon request.

Entry

From August 2026 or later date to be mutually agreed.

BREEAM Rating

The property has a BREEAM Rating of “Very Good”.

Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction. The ingoing occupier will be responsible for LBTT and registration dues, if applicable.

Anti- Money Laundering

In accordance with HMRC and RICS Guidance, we as property professionals are to undertake AML on both our clients and any counter party transaction. Accordingly, personal and or detailed financial and corporate information will be required to any transaction concluding.

Viewings & Further Information

CBRE Limited
1MSq, Marischal Square
Broad Street
Aberdeen
AB10 1BL

Derren McRae
derren.mcrae@cbre.com
07515 069600
01224 219 000



Kingshill View, Kingswells Causeway, Prime Four Business Park, Kingswells, Aberdeen, AB15 8PU

To Let



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.