

OFFICES

TO LET

LANDED.

Real Estate

Kingshill View Prime Four

Kingswells Causeway, Aberdeen,
AB15 8PU

From 607.7 – 1,288.7 sq m
(6,541 – 13,871 sq ft)



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Location

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.

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.

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.

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**, **Deep Ocean**, **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.





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
- 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.
- Building Energy Management System





Accommodation

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Ground Floor – West Wing	607.7	6,541
First Floor – West Wing	607.7	6,541
Meeting Rooms	73.3	789
TOTAL	1,288.7	13,871

Car Parking

Ground Floor – West Wing: 20 spaces

First Floor – West Wing & Meeting Rooms: 22 spaces

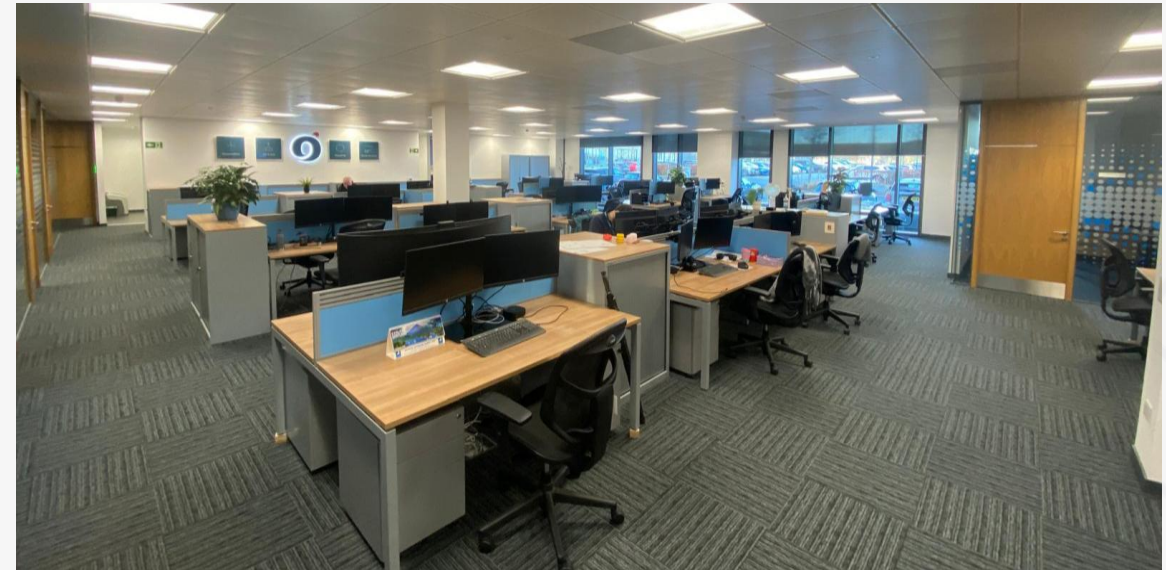
Lease Terms

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

All rents quoted are exclusive of VAT and payable quarterly in advance.



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The floor plan illustrates the layout of the Addleshaw Goddard office. Key areas include:

- Accounting** (top left)
- Finance** (top center)
- HR office** (top right)
- Marketing** (middle left)
- Legal** (middle right)
- Private Client & Wealth** (large central area)
- Staff Break out** (bottom left)
- Copy/Print** (bottom right)

The plan also shows various meeting rooms, a lounge, and a central staircase area. The building's exterior features a curved wall on the left side.



Rateable Value

Demise	Rateable Value	Rates Payable
Ground Floor – West Wing	£112,000	£63,266
First Floor – West Wing & Meeting Rooms	£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.

Energy Performance Certificate

EPC Rating – B

Further information is available upon request.

BREEAM Rating

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

Value Added Tax

All figures quoted are exclusive of Value Added Tax (VAT).





Entry

Immediate upon conclusion of missives.

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

Viewings & Offers

For further information or viewing please contact the sole agent.

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