

TO LET/
FOR SALE

THE
HUB
Kirkhill

INDUSTRIAL
DEVELOPMENT
OPPORTUNITY

WATCH
FLYOVER

ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP



 EthosEnergy

Baker Hughes 

 Weatherford

THE HUB
Kirkhill



 slb

 CHC

 EXPRO

 DHL

 Bristow

HALLIBURTON

Dyce Drive

Howe Moss Drive

 IRON MOUNTAIN

 Craib

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

SPECIFICATION

- 7m internal eaves height
- Electrical roller shutter door access (5.25m wide x 5.90m high)
- LED lighting
- Offices with staff welfare areas and toilet facilities provided
- 3-phase power supply
- Secure Concrete yards
- EPC Target A



THE
HUB
Kirkhill

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

RECENT EXAMPLES OF KNIGHT PROPERTY GROUP DEVELOPMENTS

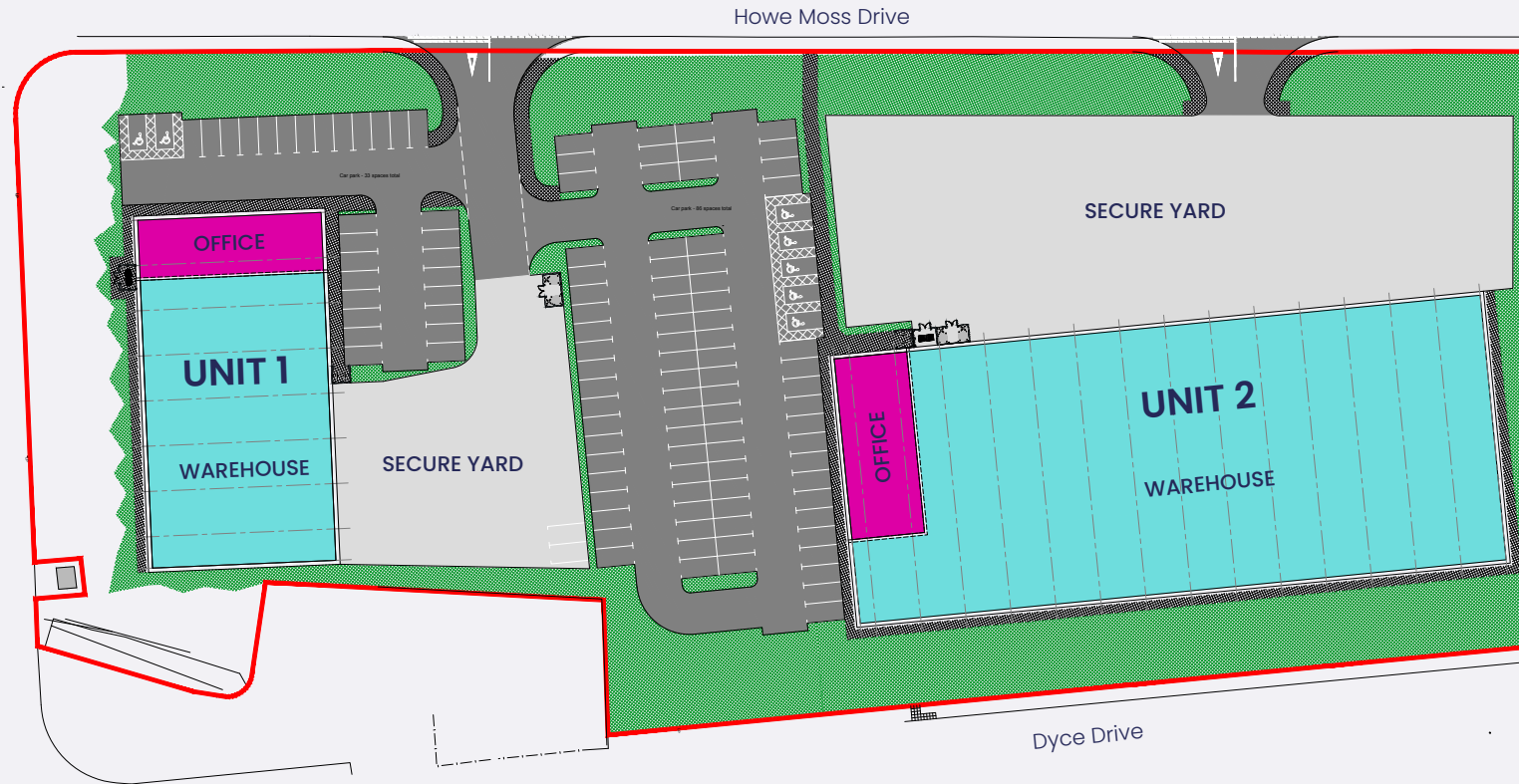


THE
HUB
Kirkhill

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

DESIGN AND BUILD

Option 1



UNIT 1

Office	371.6sq.m	4,000sq.ft.
Warehouse	929sq.m	10,000sq.ft.
Total	1,300.6sq.m	12,000sq.ft.

Yard	975.2sq.m	10,500sq.ft.
Car Parking	33 spaces including 2 accessible spaces	

UNIT 2

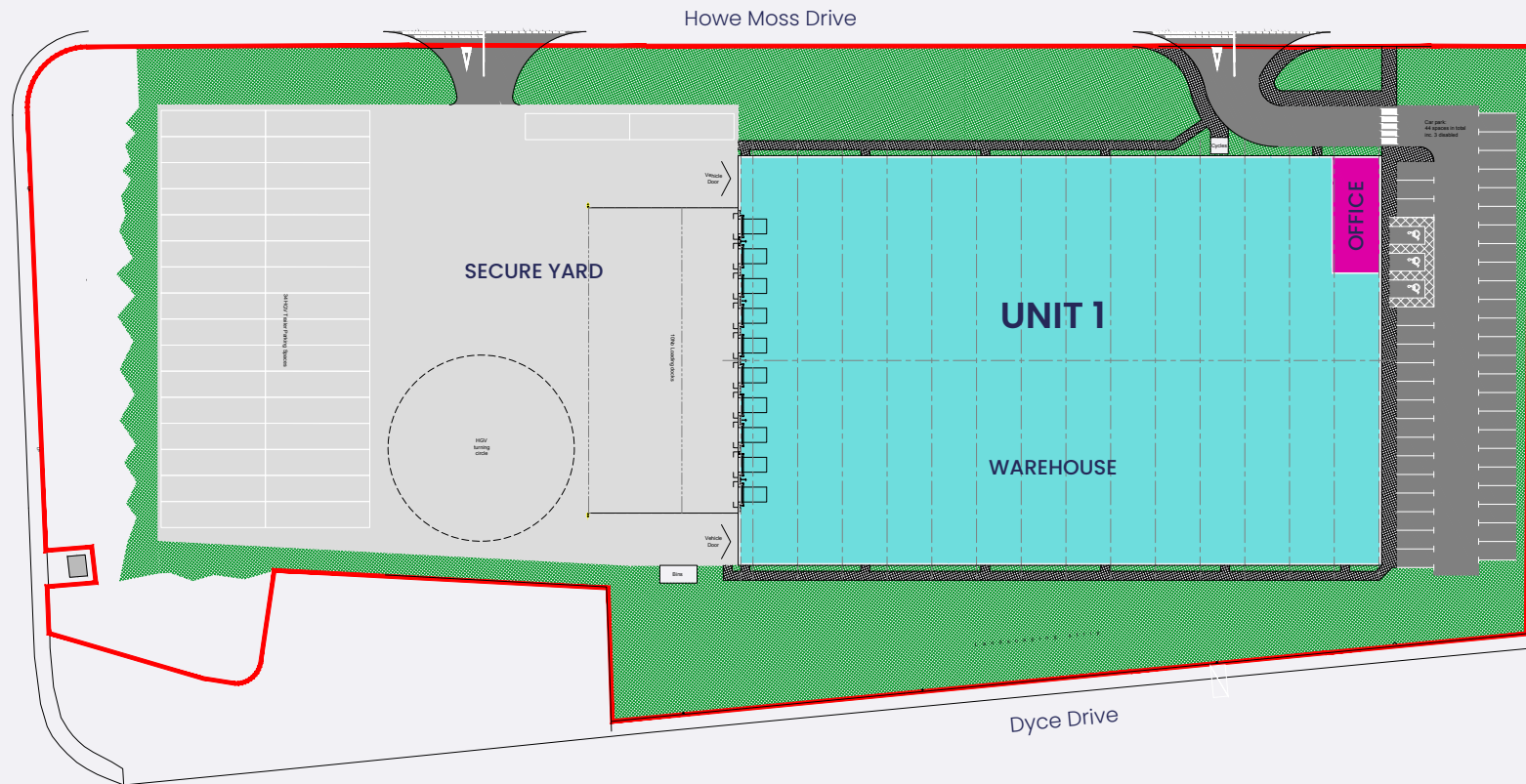
Office	465sq.m	5,000sq.ft.
Warehouse	2,787sq.m	30,000sq.ft.
Total	3,252sq.m	35,000sq.ft.

Yard	2,416sq.m	26,000sq.ft.
Car Parking	86 spaces including 5 accessible spaces	

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

DESIGN AND BUILD

Option 2



UNIT 1

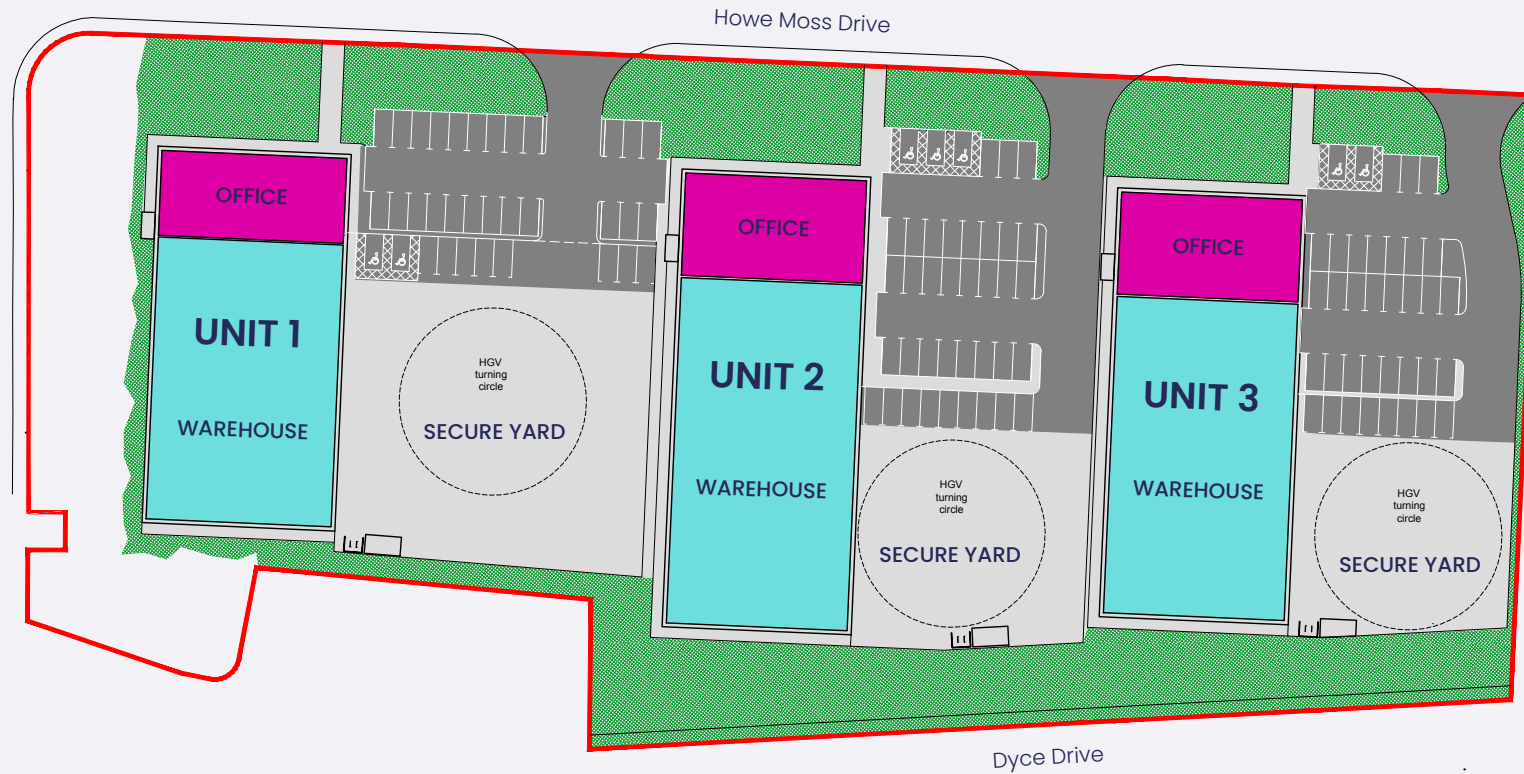
Office	92.9sq.m	1,000sq.ft.
Warehouse	4,645.2sq.m	50,000sq.ft.
Total	4,738.1sq.m	51,000sq.ft.

Car Parking | 44 spaces including 3 accessible spaces

THE HUB: INDUSTRIAL DEVELOPMENT OPPORTUNITY

DESIGN AND BUILD

Option 3



UNIT 1

Office	278.7sq.m	3,000sq.ft.
Warehouse	969.0sq.m	10,000sq.ft.
Total	1,247.7sq.m	13,000sq.ft.

Yard incl parking	1,788sq.m	19,245sq.ft
Car Parking	34 spaces incl 2 accessible spaces	

UNIT 2

Office	325.2sq.m	3,500sq.ft.
Warehouse	1,114.8sq.m	12,000sq.ft.
Total	1,440sq.m	15,500sq.ft.

Yard incl parking	1,058sq.m	11,388sq.ft
Car Parking	36 spaces incl 2 accessible spaces	

UNIT 3

Office	325.2sq.m	3,500sq.ft.
Warehouse	1,021sq.m	11,000sq.ft.
Total	1,346.2sq.m	14,500sq.ft.

Yard incl parking	915sq.m	9,848sq.ft
Car Parking	36 spaces incl 2 accessible spaces	

THE HUB Kirkhill



RENT | SALE TERMS

Information on the quoting rents and sale prices is available on application.

RATEABLE VALUE

The properties will be assessed by Aberdeen City Council upon occupation.

SERVICE CHARGE

The tenant will be responsible for a proportionate share for the payment of a service charge in relation to the landscaping, maintenance, servicing and administration of the contracts, serving the non-exclusive parts of the estate.

LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

VAT

All figures quoted are exclusive of VAT.

ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP

ENERGY PERFORMANCE CERTIFICATE

An EPC Rating of A is being targeted.

VIEWINGS & OFFERS

Please contact the letting agents:

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