



Kirkhill

BUSINESS PARK



KNIGHT PROPERTY GROUP

TO LET/FOR SALE INDUSTRIAL UNITS WITH OFFICES & YARD

UNITS OF 1,430 SQ FT & 2,500 SQ FT OR MULTIPLES AVAILABLE



Kirkhill Business Park

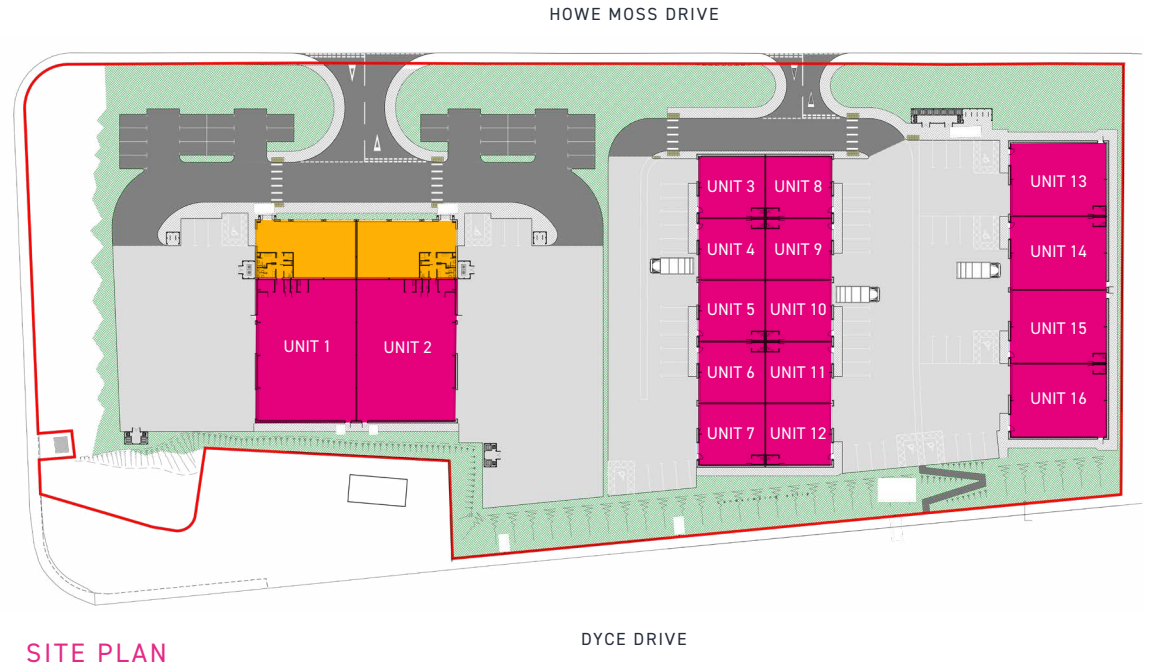
THE DEVELOPMENT

Knight Property Group has created an exciting new industrial business park in the heart of Kirkhill Industrial Estate, one of the city's premier industrial locations.

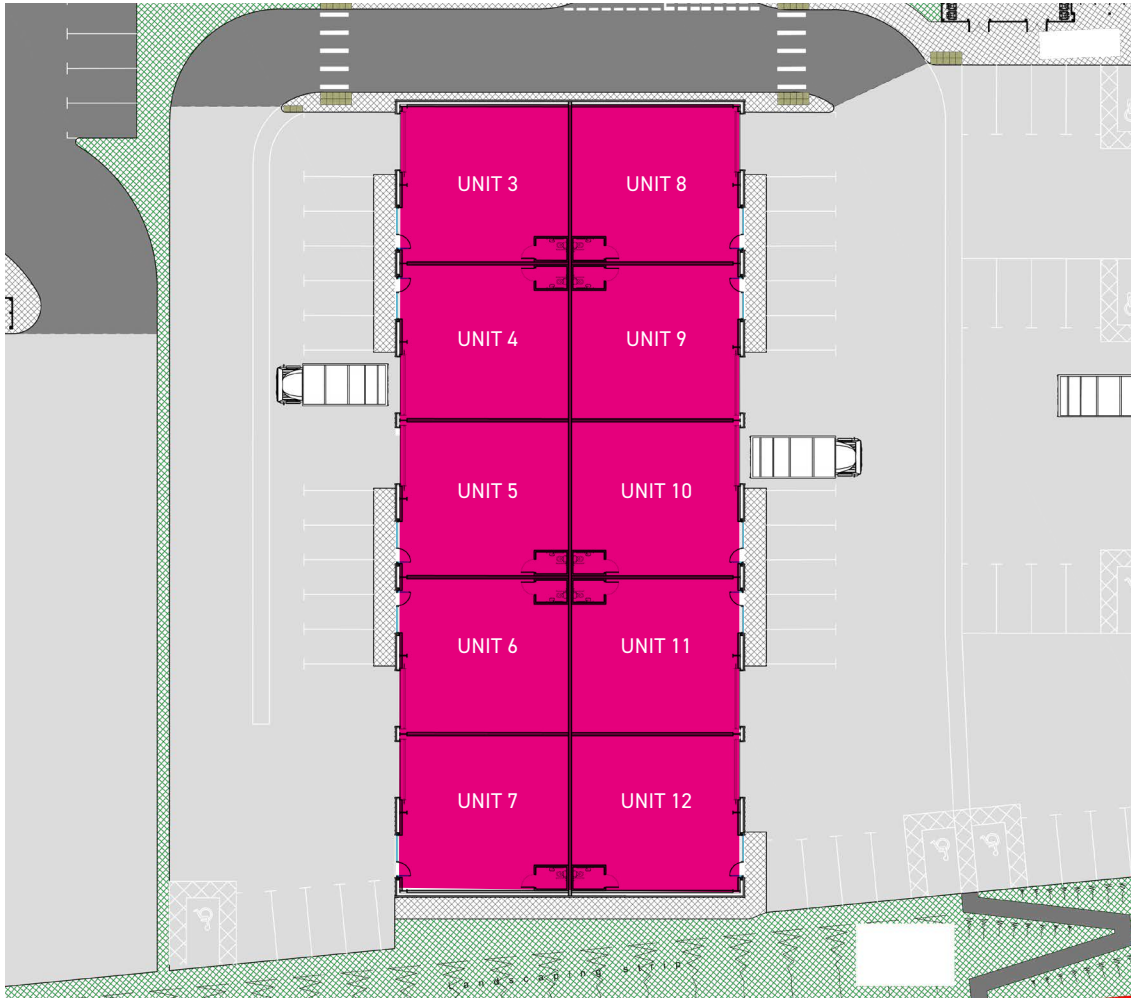
The site is prominently situated on Howe Moss Drive with excellent frontage to Dyce Drive and only a short distance away from both Aberdeen Airport and the Aberdeen Western Peripheral Route.

DESCRIPTION

The first phase of the development to be constructed will be the terrace consisting of units 3-12 as per the plan to the right. This will be followed by the second terrace of units 13-16.



Specification



UNIT 3 - 12

- » 6.50m internal eaves height
- » Electrical roller shutter door access (4.0m wide x 5.0m high)
- » LED lighting
- » 3-phase power supply
- » Disabled WC provided
- » Each unit has 3 dedicated spaces including a shared disabled space

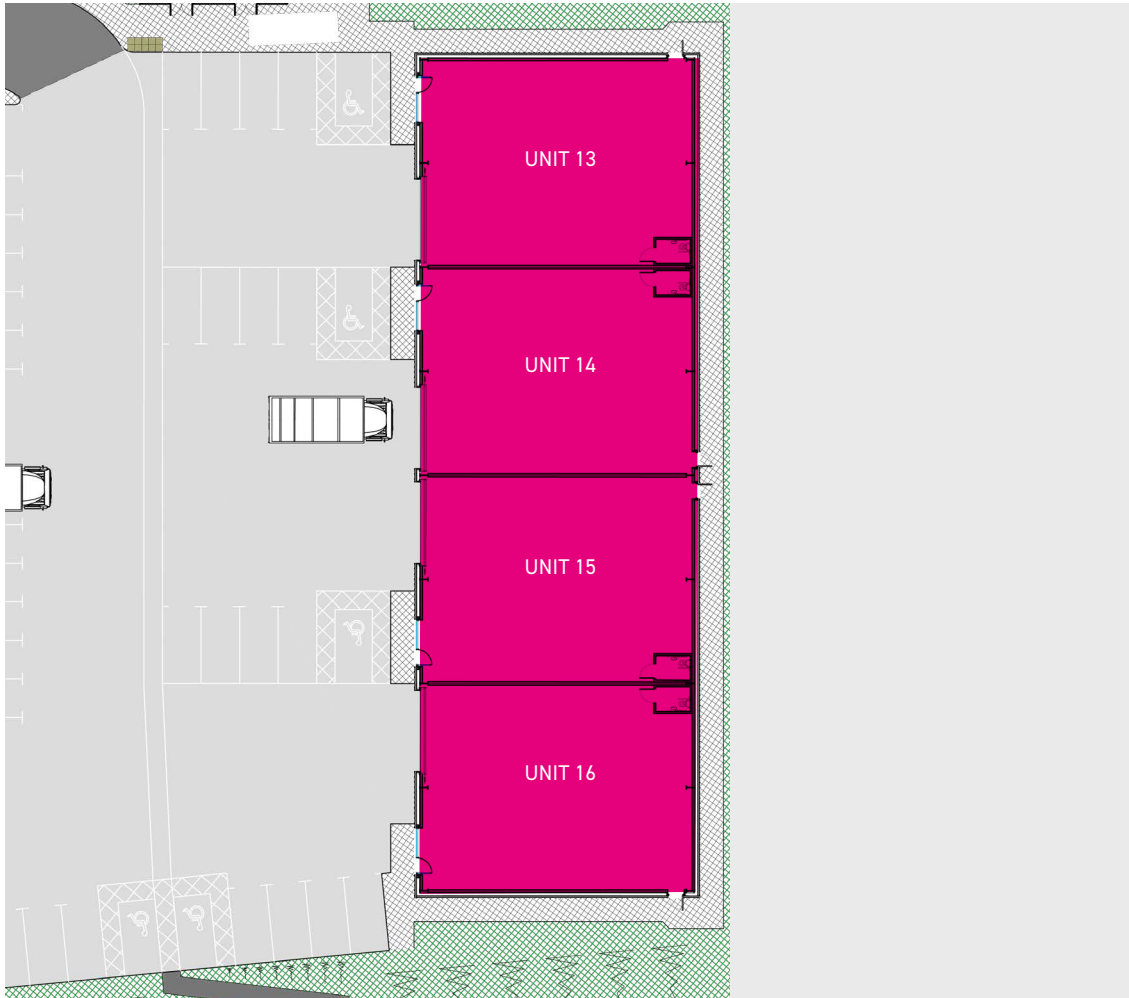
UNIT 3	1,431 SQ.FT	UNIT 8	1,431 SQ.FT
UNIT 4	1,431 SQ.FT	UNIT 9	1,431 SQ.FT
UNIT 5	1,431 SQ.FT	UNIT 10	1,431 SQ.FT
UNIT 6	1,431 SQ.FT	UNIT 11	1,431 SQ.FT
UNIT 7	1,431 SQ.FT	UNIT 12	1,431 SQ.FT

*Units can be combined to provide larger units

Specification

UNIT 13-16

- » 6.50m internal eaves height
- » Electrical roller shutter door access (5.25 m wide x 5.90 m high)
- » LED lighting
- » 3-phase power supply
- » Disabled WC provided
- » Each unit has 5 dedicated spaces including a disabled space



UNIT 13	2,500 SQ.FT
UNIT 14	2,500 SQ.FT
UNIT 15	2,500 SQ.FT
UNIT 16	2,500 SQ.FT

*Units can be combined to provide larger units

SALE TERMS

Rent/Sale Price Information on the quoting rents and sale prices is available on application.

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC Rating of A is being targeted.

RATEABLE VALUE

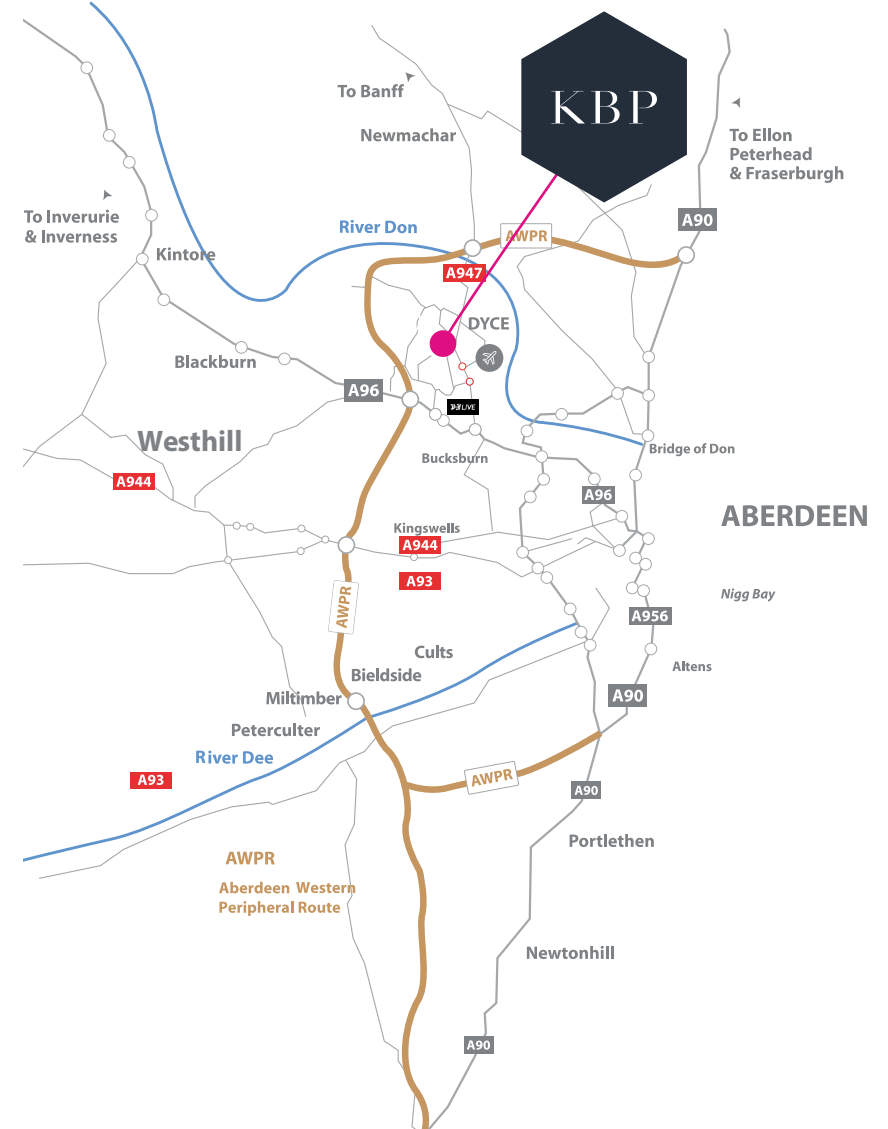
The properties will be assessed by Aberdeen City Council upon occupation.

LEGAL COSTS

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

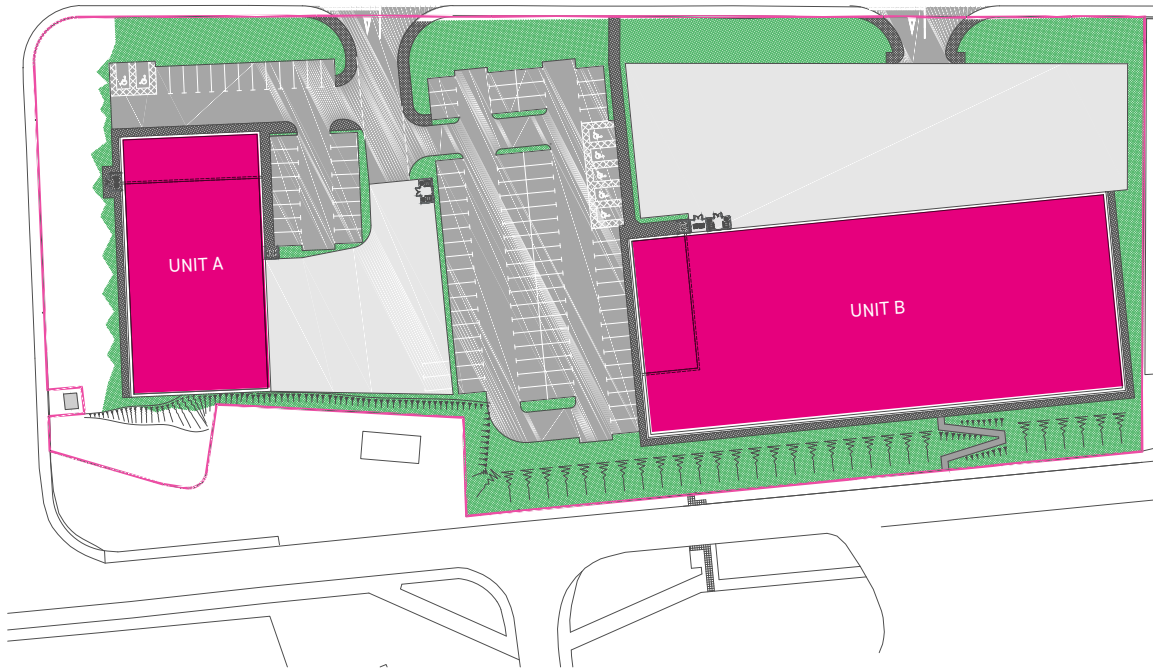
VAT

All figures quoted are exclusive of VAT.



Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, any negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

OPTION C



Specifications

- » 7m internal eaves height
- » Electrical roller shutter door access (5.25m wide x 5.90m high)
- » LED lighting
- » Offices over two floors with staff welfare areas and toilet facilities provided
- » 3-phase powers supply
- » Secure Concrete yards

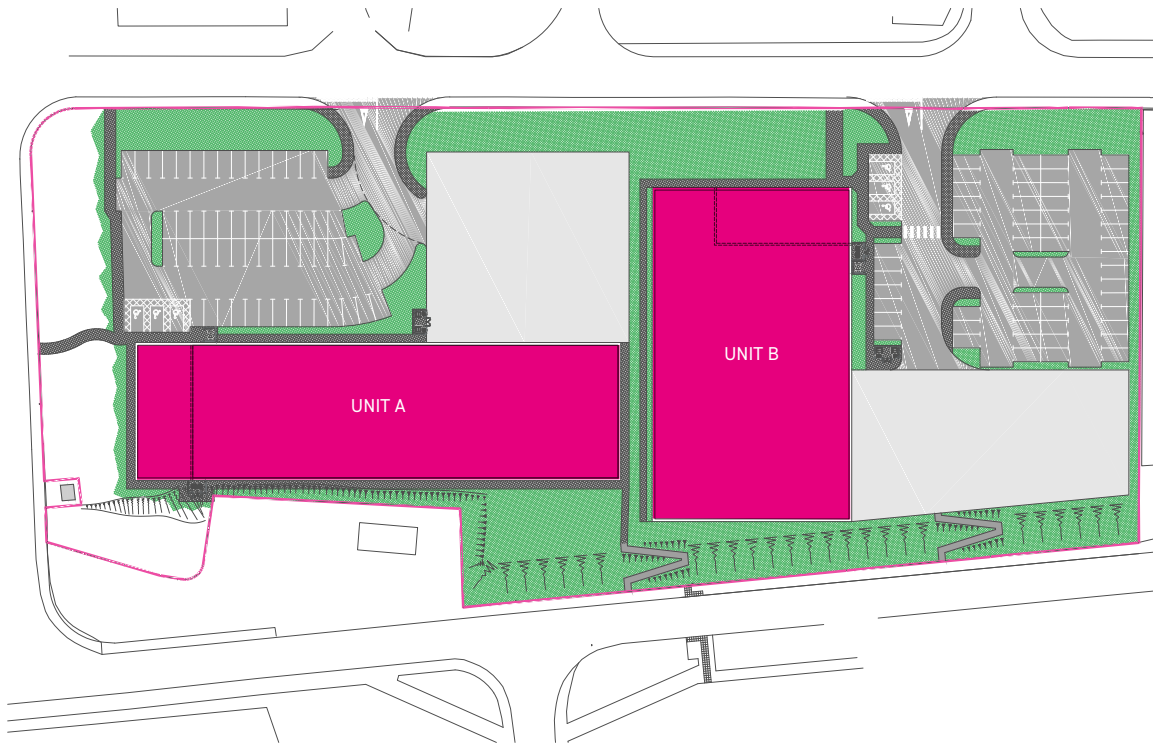
UNIT A

OFFICE	4,000 SQ.FT
WORKSHOP	10,000 SQ.FT
SERVICE YARD	10,500 SQ.FT
PARKING SPACES	33

UNIT B

OFFICE	5,000 SQ.FT
WORKSHOP	30,000 SQ.FT
SERVICE YARD	26,000 SQ.FT
PARKING SPACES	86

OPTION D



Specifications

- » 7m internal eaves height
- » Electrical roller shutter door access (5.25m wide x 5.90m high)
- » LED lighting
- » Offices over two floors with staff welfare areas and toilet facilities provided
- » 3-phase powers supply
- » Secure Concrete yards

UNIT A

OFFICE	5,000 SQ.FT
WORKSHOP	20,000 SQ.FT
SERVICE YARD	13,680 SQ.FT
PARKING SPACES	59

UNIT B

OFFICE	5,000 SQ.FT
WORKSHOP	20,000 SQ.FT
SERVICE YARD	13,595 SQ.FT
PARKING SPACES	59



SIMILAR SPECIFIED UNITS



For further information or to request a viewing please contact our joint letting agents.

Ryden.co.uk
01224 588866

Daniel Stalker
T: 01224 588866
E: daniel.stalker@ryden.co.uk

CBRE
+44 (0)1224 219 000
www.cbre.co.uk

Iain Landsman
T: 01224 219000
E: iain.landsman@cbre.com



KNIGHT PROPERTY GROUP