



Kingshill
PARK

Suite C

Pavilion 11

Kingshill Park, Venture Drive
Westhill AB32 6FL

First Floor 2,589 sq. ft



Plug + Play Office Suite

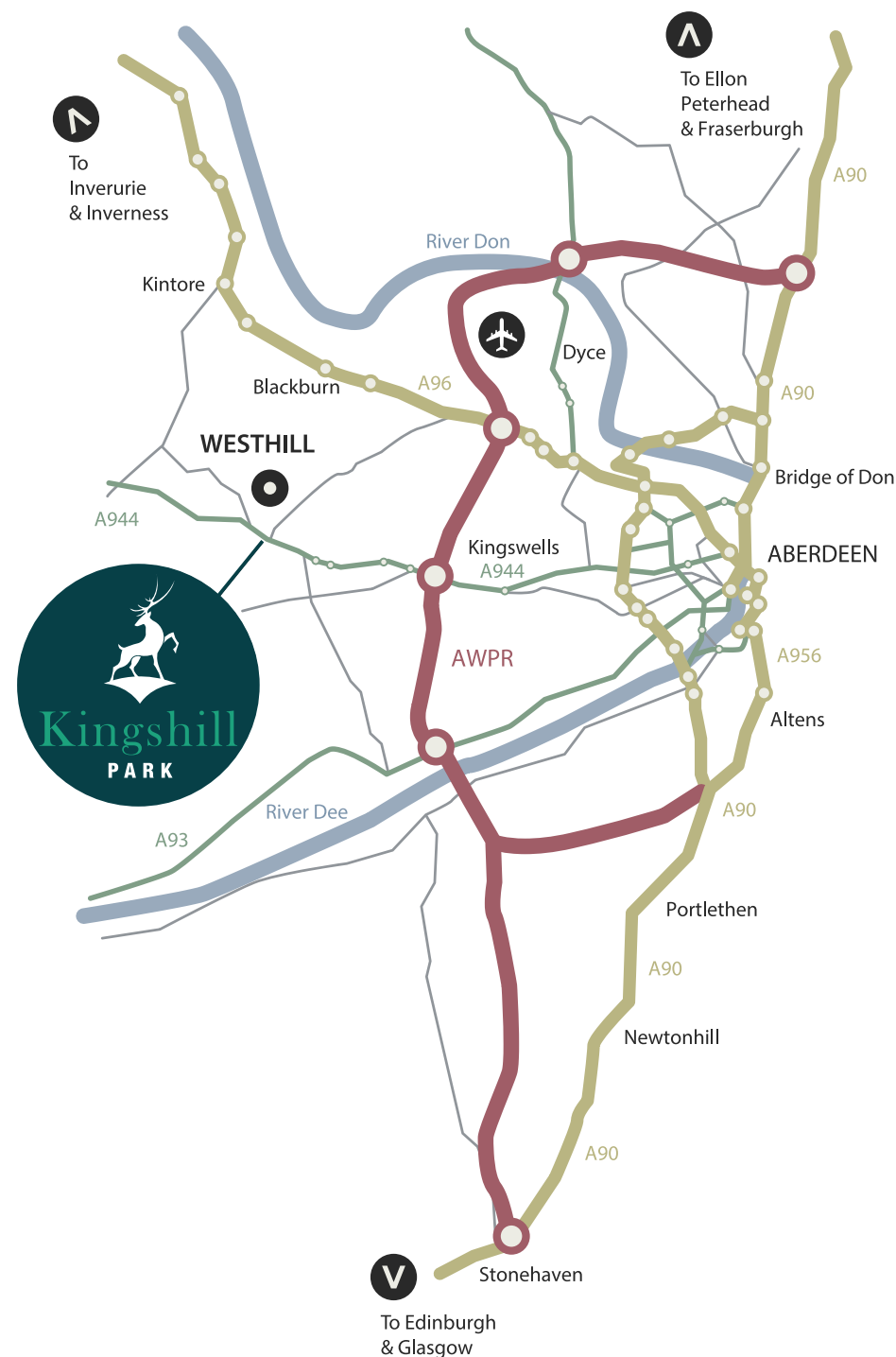


Pavilion 11

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.





NEARBY



7.2 miles to
airport



0.6 miles to
Costco



6.7 miles to
train station



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



Adjacent to
cycle route
and bus stop



0.1 miles to
EV Charging
Station

Pavilion 11

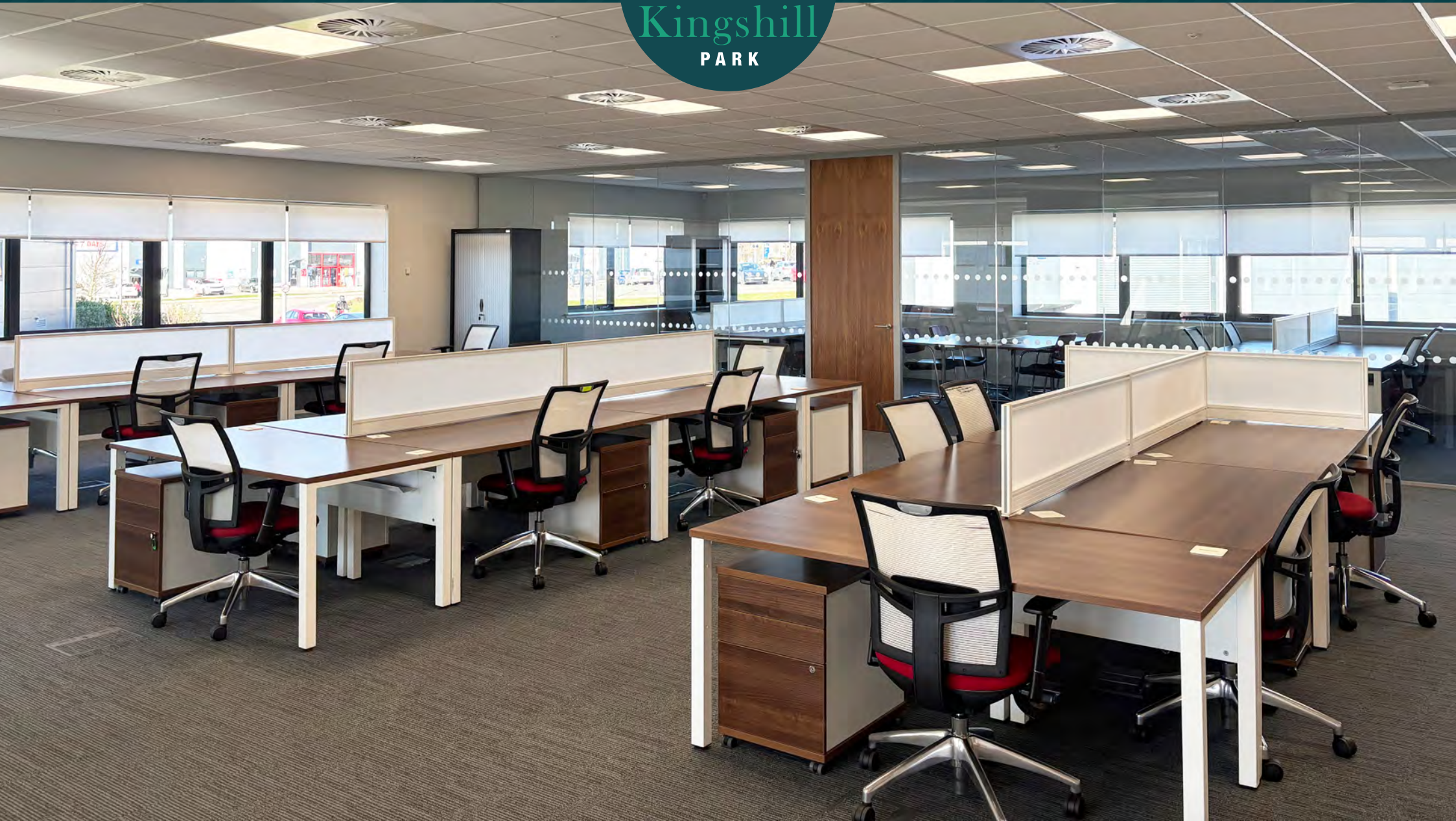


SURROUNDING OCCUPIERS

- | | |
|------------------------------|--------------------------|
| 1. Noble | 14. Paintshed |
| 2. Lockton | 15. ToolStation |
| 3. Cala Homes | 16. Porter Pharmacy |
| 4. Boskalis | 17. Tesco Petrol Station |
| 5. Acumen Financial Planning | 18. Tesco |
| 6. Donaldson Timber Systems | 19. Costco |
| 7. Proserv | 20. Interwell |
| 8. Subsea 7 | 21. Dron & Dickson |
| 9. Wickes | 22. Texo |
| 10. Mermaid | 23. Tendeka |
| 11. Screwfix | 24. McDonald's |
| 12. Costco | 25. Greggs |
| 13. Nessco | 26. Starbucks Coffee |
| | 27. EV Charging |

Open plan office space

Pavilion 11





Pavilion 11



ACCOMMODATION & SPECIFICATION

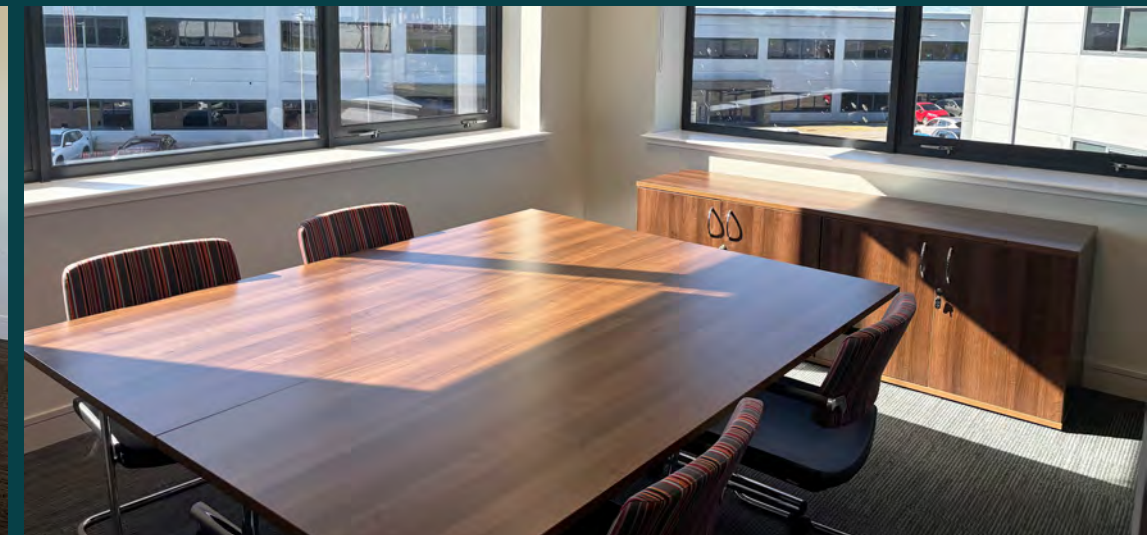
- Open plan office space
- 150mm raised access floor
- 2.7m floor to ceiling height
- 3 pipe VRV heat recovery air conditioning
- Photovoltaic roof panels generating electricity
- LED Lighting throughout
- 9 car parking spaces including electric charging points
- Fully fitted out and furnished ready for immediate occupation



PAVILION 11 -
FIRST FLOOR: SUITE C

Open plan office space

Pavilion 11





Kingshill
PARK

Pavilion 11

Westhill, Aberdeenshire

RATEABLE VALUE

Suite C, Pavilion 11 – £50,000.
Effective 1st April 2026.

ENERGY PERFORMANCE CERTIFICATE

EPC A.

LEASE TERMS

The Suite is available to let on full repairing and insuring terms for a rent of £60,840 per annum (£23.50 per sq ft).

VAT

All monies quoted are exclusive of VAT which may be payable.

ENTRY

On conclusion of legal missives.

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.

VIEWINGS & OFFERS

Viewing is strictly by arrangement with the letting agents:



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