



**TO LET**

KNIGHT PROPERTY GROUP

# BALMORAL HOUSE

74 CARDEN PLACE, ABERDEEN AB10 1UL



**PRESTIGIOUS WEST END OFFICE**

360 sq.m · 3,875 sq.ft

16 spaces (1 space per 242 sq ft.)

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IMPRESSIVE  
ACCOMMODATION  
WITHIN A PRESTIGIOUS  
OFFICE LOCATION

## LOCATION

The subjects are located on Carden Place within the heart of Aberdeen's prime West End office district and a short distance from Queens Cross. Excellent transport communications are available, including immediate access to the main road infrastructure serving the city. Rail, sea and air connections are also readily available.

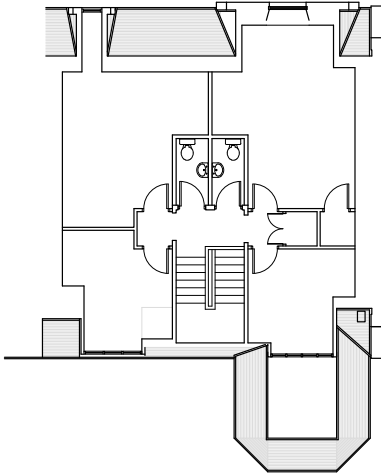
The area features a variety of occupiers including oil and gas, finance and professional sectors. Occupiers within the vicinity include The Clydesdale Bank, The Royal Bank of Scotland, KPMG, Scottish Enterprise and BG Group.



## SECOND FLOOR

Four Private Offices . Kitchen . Two Toilets

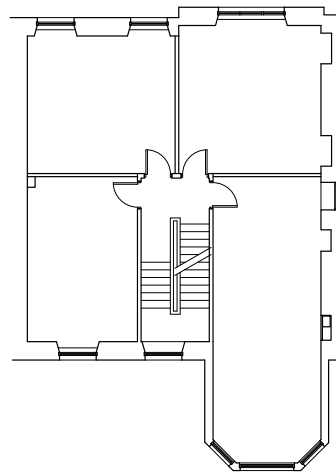
65.40 SQ.M · 704 SQ.FT



## FIRST FLOOR

Four Offices

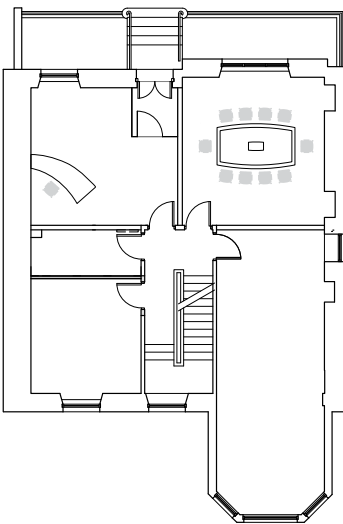
98.75 SQ.M · 1,063 SQ.FT



## GROUND FLOOR

Reception . Large Office . Office Board Room . Photocopy Room

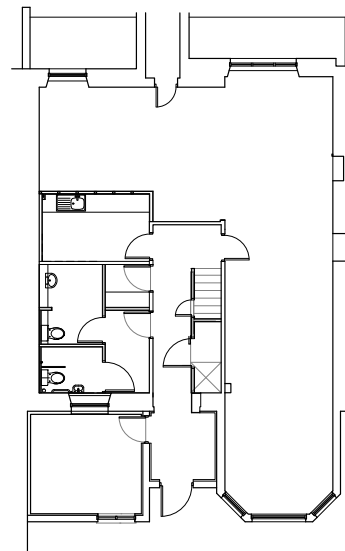
95.41 SQ.M · 1,027 SQ.FT



## LOWER GROUND FLOOR

Open Plan Office . Kitchen . Store Room  
Toilet and Shower . Private Office . Comms Cupboard

100.42 SQ.M · 1,081 SQ.FT



## DESCRIPTION

The property provides high quality accommodation situated within a traditional office building. The building has been extensively refurbished to a high standard affording an occupier the opportunity to secure impressive accommodation within a prestigious office location.

The subjects, built in 1868, extend over 4 storeys, comprising lower ground, ground, first and attic floors. Built of granite with a timber pitched and slated roof. It has a well maintained garden to the front of the property whilst an extensive car park with 16 spaces is available to the rear.

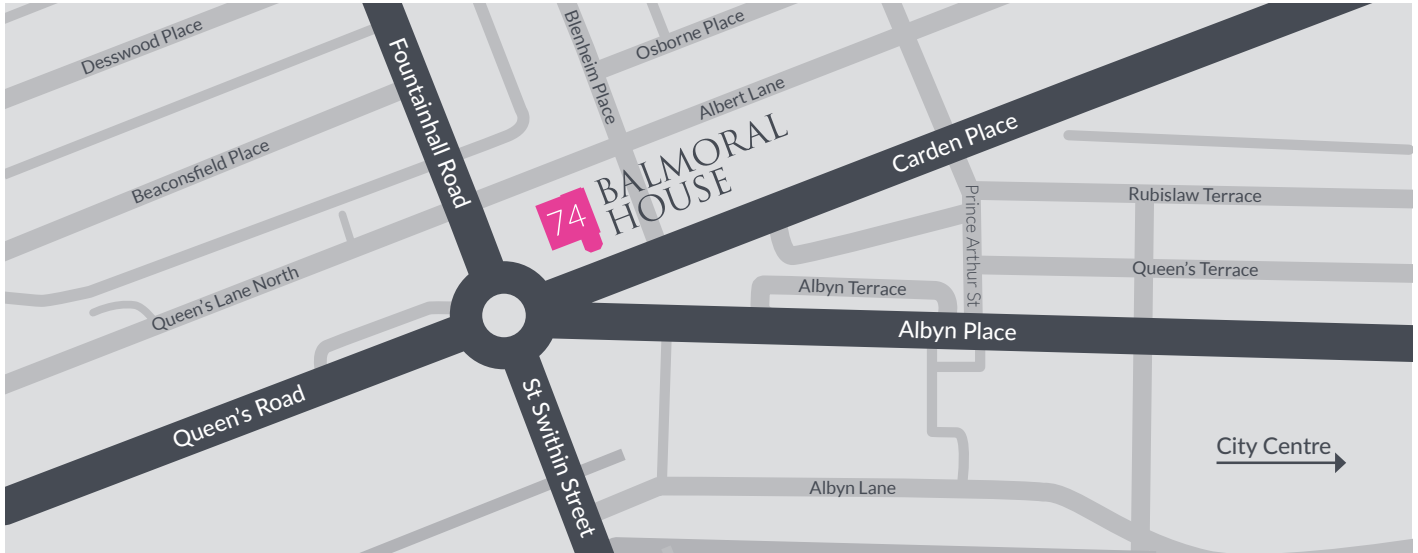
Internally, the accommodation features a combination of private offices together with larger areas which are effectively of an open plan nature. Double glazed windows are throughout.

The property benefits from exceptional light throughout with artificial lighting predominantly provided through LED light fittings in the majority of the accommodation.

Additionally, the property benefits from full air conditioning, burglar/fire alarms and a secure entry system.

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## LEASE TERMS

Our clients are seeking to lease the premises on standard full repairing and insuring terms, incorporating five-yearly rent reviews.

## RENT

On application.

## RATEABLE VALUE

The property has been entered in the Valuation Roll at a rateable value of £77,000.

The 2015-2016 rates poundage is £0.48.

## LEGAL COSTS

The incoming tenant will be required to meet our client's reasonably incurred legal fees, LBTT and recording dues.

## EPC RATING

EPC rating available on request.

## VAT

The rental figure is exclusive of VAT which will be chargeable at the standard rate.

## VIEWINGS

For further information please contact the sole agents.



**+ Graham  
Sibbald**

**To discuss how Knight Property Group can accommodate you at Balmoral House, please contact our letting agent:**

Call Mark Gillies or Simpson Buglass at Graham + Sibbald

21 Carden Place  
Aberdeen AB10 1UQ

Tel: 01224 625024

Email: [simpson.buglass@g-s.co.uk](mailto:simpson.buglass@g-s.co.uk)  
or [mark.gillies@g-s.co.uk](mailto:mark.gillies@g-s.co.uk)

[www.knightpropertygroup.co.uk](http://www.knightpropertygroup.co.uk)

KNIGHT PROPERTY GROUP



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