



B

BALMORAL HOUSE

PRESTIGIOUS WEST END OFFICE

TO LET/MAY SELL

74 CARDEN PLACE, ABERDEEN AB10 1UL

360 SQ.M · 3,875 SQ.FT

16 SPACES (1 SPACE PER 242 SQ FT.)



KNIGHT PROPERTY GROUP



IMPRESSIVE ACCOMMODATION IN A PRESTIGIOUS OFFICE LOCATION

B BALMORAL
HOUSE

LOCATION

Balmoral House is located on Carden Place within the heart of Aberdeen's prime West End office district and a short distance from Queens Cross roundabout.

By virtue of its location, the building benefits from excellent transport communications, including immediate access to the main road infrastructure serving the city.

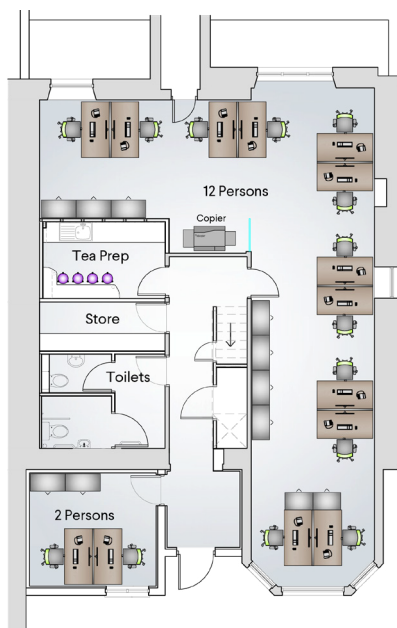
The surrounding area accommodates a variety of occupiers from the energy, finance and professional sectors.

Occupiers within the vicinity include The Clydesdale Bank, The Royal Bank of Scotland, KPMG and Scottish Enterprise. There is also a vast array of local amenities.

LOWER GROUND FLOOR

100.42 SQ.M / 1,081 SQ.FT

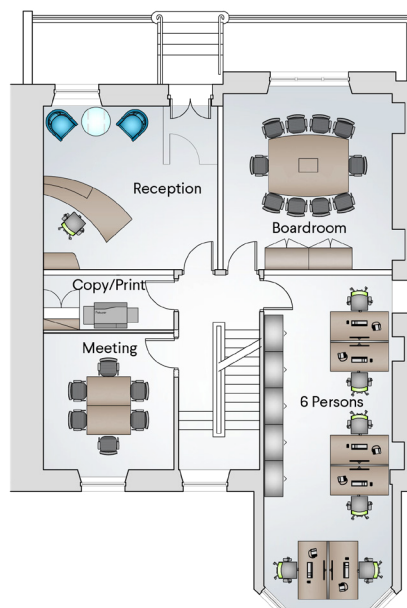
1 x 12 Person Office Tea Prep
1 x 2 Person Office Store



GROUND FLOOR

95.41 SQ.M . 1,027 SQ.FT

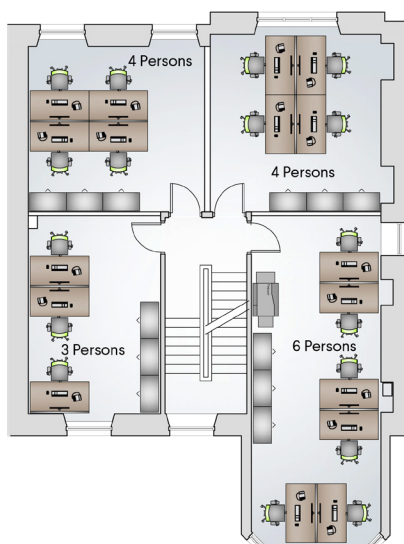
Reception Meeting Room Copy / Print Room
Boardroom 1 x 6 Person Office



FIRST FLOOR:

98.75 SQ.M / 1,063 SQ.FT

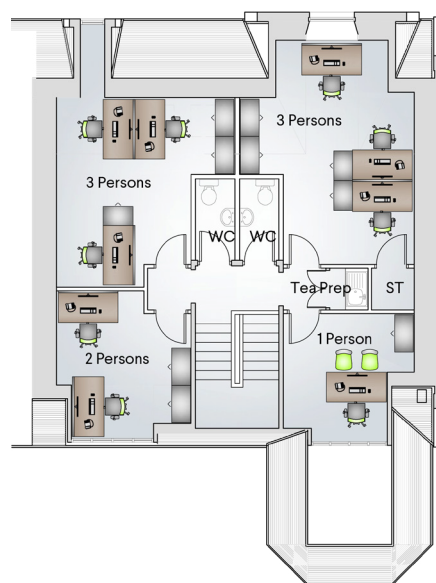
2 x 4 Person Offices 1 x 6 Person Office
1 x 3 Person Office



SECOND FLOOR

65.40 SQ.M . 704 SQ.FT

2 x 3 Person Offices 1 x Single Office
1 x 2 Person Office Tea Prep



TOTAL NO. WORKSTATIONS: 46

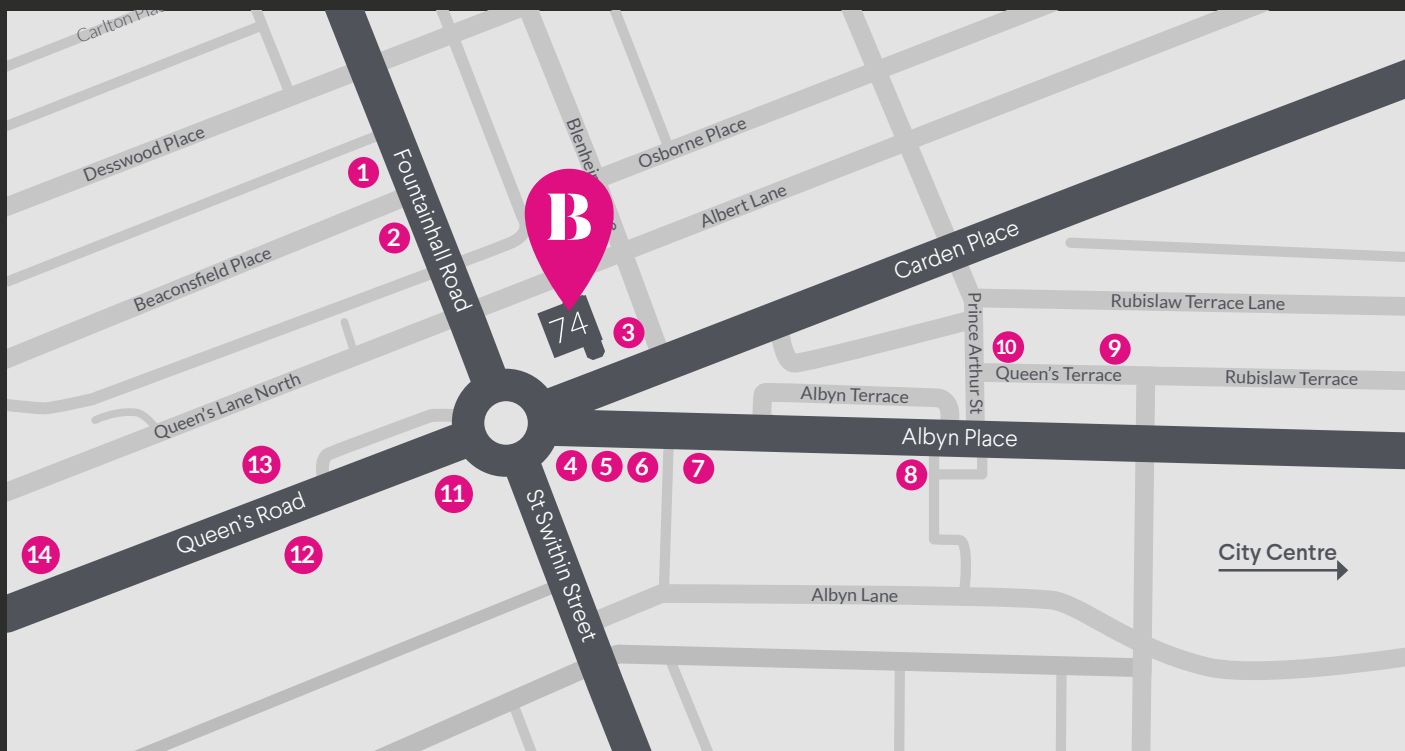
SPECIFICATION

- High quality refurbished office accommodation
- Strategic re-design allowing user flexibility throughout
- Double glazed windows
- Mixture of private and open plan accommodation

- Air conditioning
- LED lighting
- Security entry system



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KEY

- | | | | | |
|--------------------------|---------------------------|----------------------|-----------------------------|----------|
| 1. Prego | 4. Clydesdale Bank | 7. Bank of Scotland | 10. No. 10 Bar & Restaurant | 13. CMS |
| 2. The Co-Operative Food | 5. Scottish Enterprise | 8. Stronachs | 11. St Joseph's School | 14. OGTC |
| 3. Soju Restaurant & Bar | 6. Royal Bank of Scotland | 9. No. 1 Bar & Grill | 12. Dutch Mill | |

LEASE TERMS

Our client is seeking to lease the premises for a negotiable duration, on standard full repairing and insuring terms. Any medium to long term commitment will require to incorporate provision for periodic rent reviews.

CAR-PARKING

16 car-parking spaces can be found to the rear of the property with access off Albert Lane. An excellent ratio of 1:242 sq.ft. is provided.

RATEABLE VALUE

The property is contained in the Valuation Roll at a Rateable Value of £97,500.

RENT/PRICE

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier will be liable for any LBTT and Registration dues.

EPC RATING

F

VAT

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

VIEWINGS

To discuss how Knight Property Group can accommodate you at Balmoral House, please contact the joint letting agents:



FG Burnett

FG Burnett
33 Albyn Place
Aberdeen
AB10 1YL

Contact: Graeme Nisbet
01224 597532
graeme.nisbet@fgburnett.co.uk



Savills
5 Queens Terrace
Aberdeen
AB10 1XL

Contact: Dan Smith
01224 971111
dan.smith@savills.com

B BALMORAL
HOUSE

www.knightpropertygroup.co.uk



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