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.)
Impressive accommodation in a prestigious office 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
1 x 2 Person Office
Tea Prep
1 x Single Office

GROUND FLOOR
95.41 SQ.M / 1,027 SQ.FT
1 x 12 Person Office
1 x 6 Person Office
Tea Prep

FIRST FLOOR:
98.75 SQ.M / 1,063 SQ.FT
2 x 4 Person Offices
1 x 3 Person Office
1 x 2 Person Office
Tea Prep
Store

SECOND FLOOR
65.40 SQ.M / 704 SQ.FT
2 x 3 Person Offices
1 x 2 Person Office
1 x Single 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

KNIGHT PROPERTY GROUP
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.

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

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