

PRESTIGIOUS  
WEST END  
OFFICE

TO LET/MAY SELL

# B BALMORAL HOUSE

74 CARDEN PLACE, ABERDEEN AB10 1UL



KNIGHT PROPERTY GROUP





# IMPRESSIVE ACCOMMODATION IN A PRESTIGIOUS OFFICE LOCATION

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## LOCATION

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

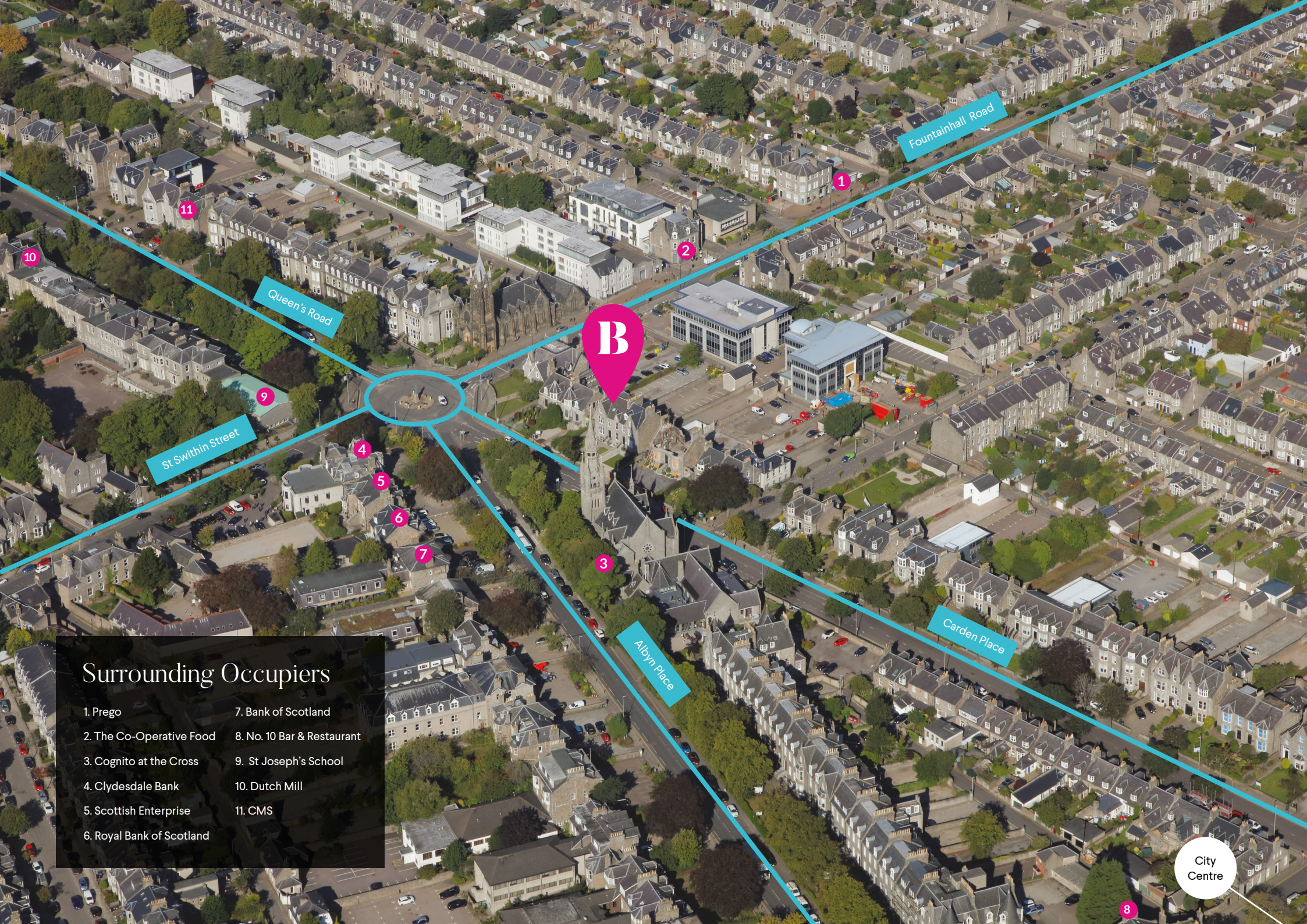
By virtue of its location, the building benefits from excellent transport communications, including immediate access to the main road infrastructure serving the city.

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, Stronachs Solicitors and Scottish Enterprise. There is also a vast array of local amenities.

**B** BALMORAL  
HOUSE







B

Fountainhall Road

Queen's Road

St Swithin Street

Albyn Place

Carden Place

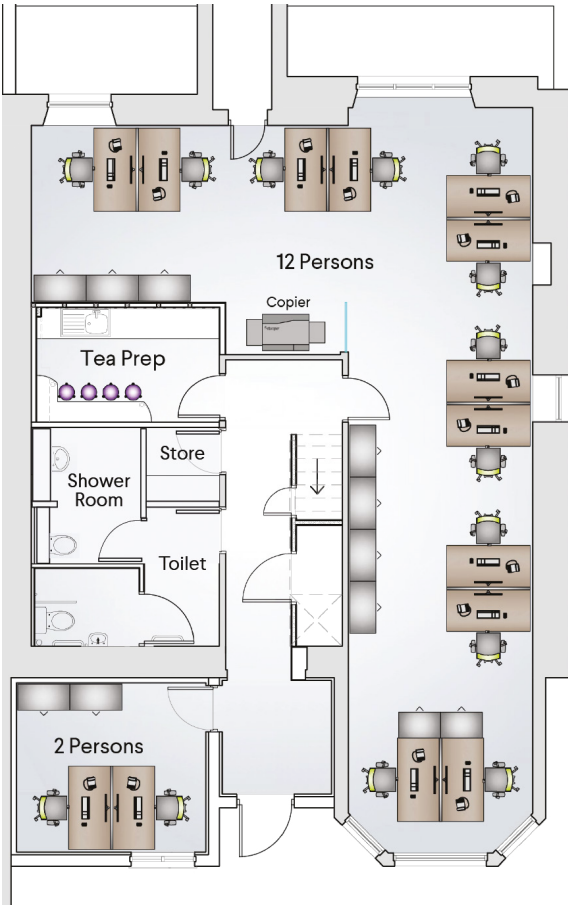
City Centre

## Surrounding Occupiers

- |                           |                            |
|---------------------------|----------------------------|
| 1. Prego                  | 7. Bank of Scotland        |
| 2. The Co-Operative Food  | 8. No. 10 Bar & Restaurant |
| 3. Cognito at the Cross   | 9. St Joseph's School      |
| 4. Clydesdale Bank        | 10. Dutch Mill             |
| 5. Scottish Enterprise    | 11. CMS                    |
| 6. Royal Bank of Scotland |                            |

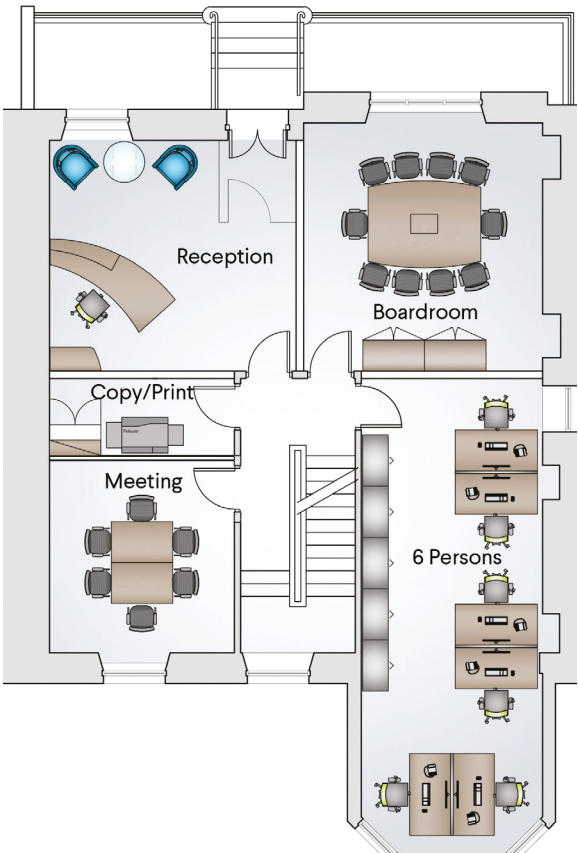


# FLOOR PLANS



**LOWER GROUND FLOOR**  
 100.42 SQ.M / 1,081 SQ.FT

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

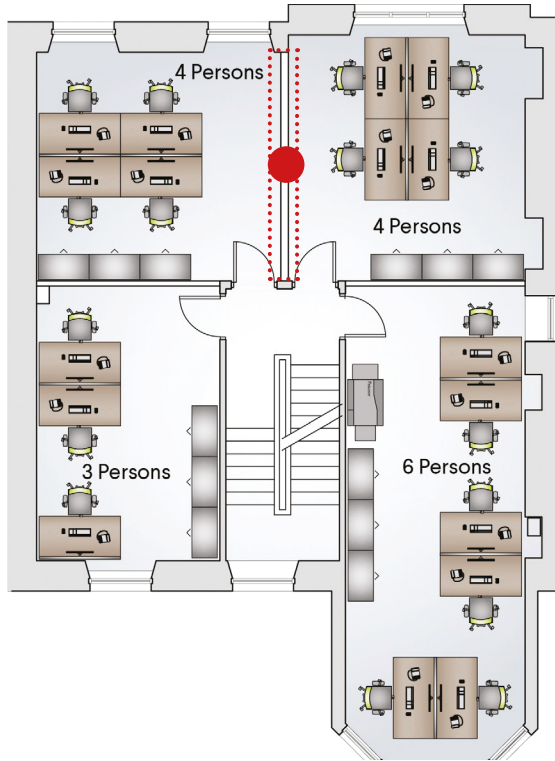


**GROUND FLOOR**  
 95.41 SQ.M . 1,027 SQ.FT

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





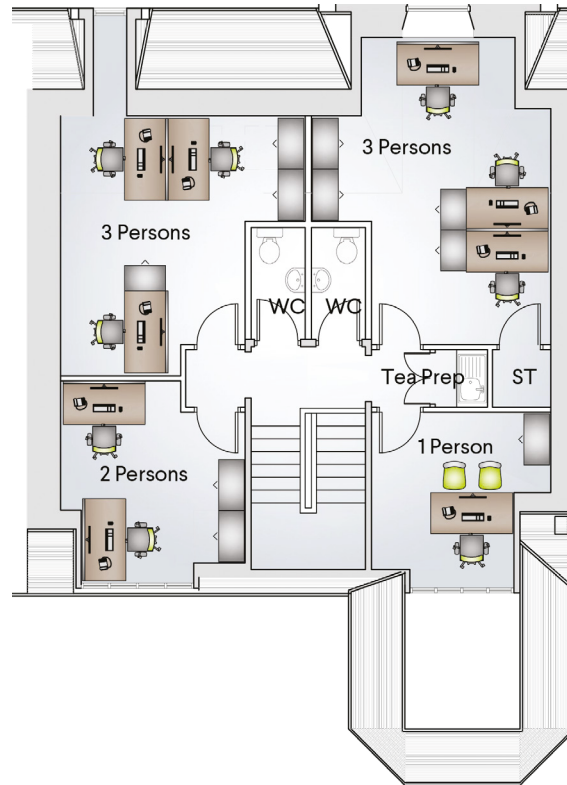


## FIRST FLOOR:

98.75 SQ.M / 1,063 SQ.FT

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

● There is a building warrant to remove internal wall if required between the two front rooms, creating more seating space.



## 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





# BUILDING SPECIFICATION

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High quality refurbished office accommodation

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Strategic re-design allowing user flexibility throughout

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Double glazed windows

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Mixture of private and open plan accommodation

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Air conditioning

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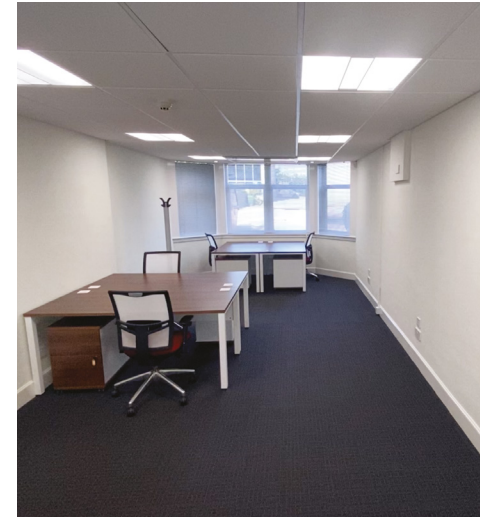
LED lighting

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Security entry system

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Shower facilities







# PARKING & COACH HOUSE

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## PARKING

This property comes with 16 car parking spaces (1 space per 242 sq ft.)

## COACH HOUSE / STORE

There is a coach house to the rear of the site, accessed via Albert Lane, which provides additional storage and a car parking space. The coach house can be leased together with, or independent from, Balmoral House and will attract additional cost. Details can be provided on application.







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#### 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

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#### 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:



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