

3,767m²/40,550ft² office accommodation



www.balmoralbusinesspark.com



BALMORAL BUSINESS PARK

Aberdeen's premier south side business location



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Balmoral Business Park is located three miles south of Aberdeen city centre facing the A956, the main route into and out of the city from the south. The Aberdeen Western Peripheral Route will be within one mile of Balmoral Business Park providing rapid access to the Westhill, Dyce and Bridge of Don areas.

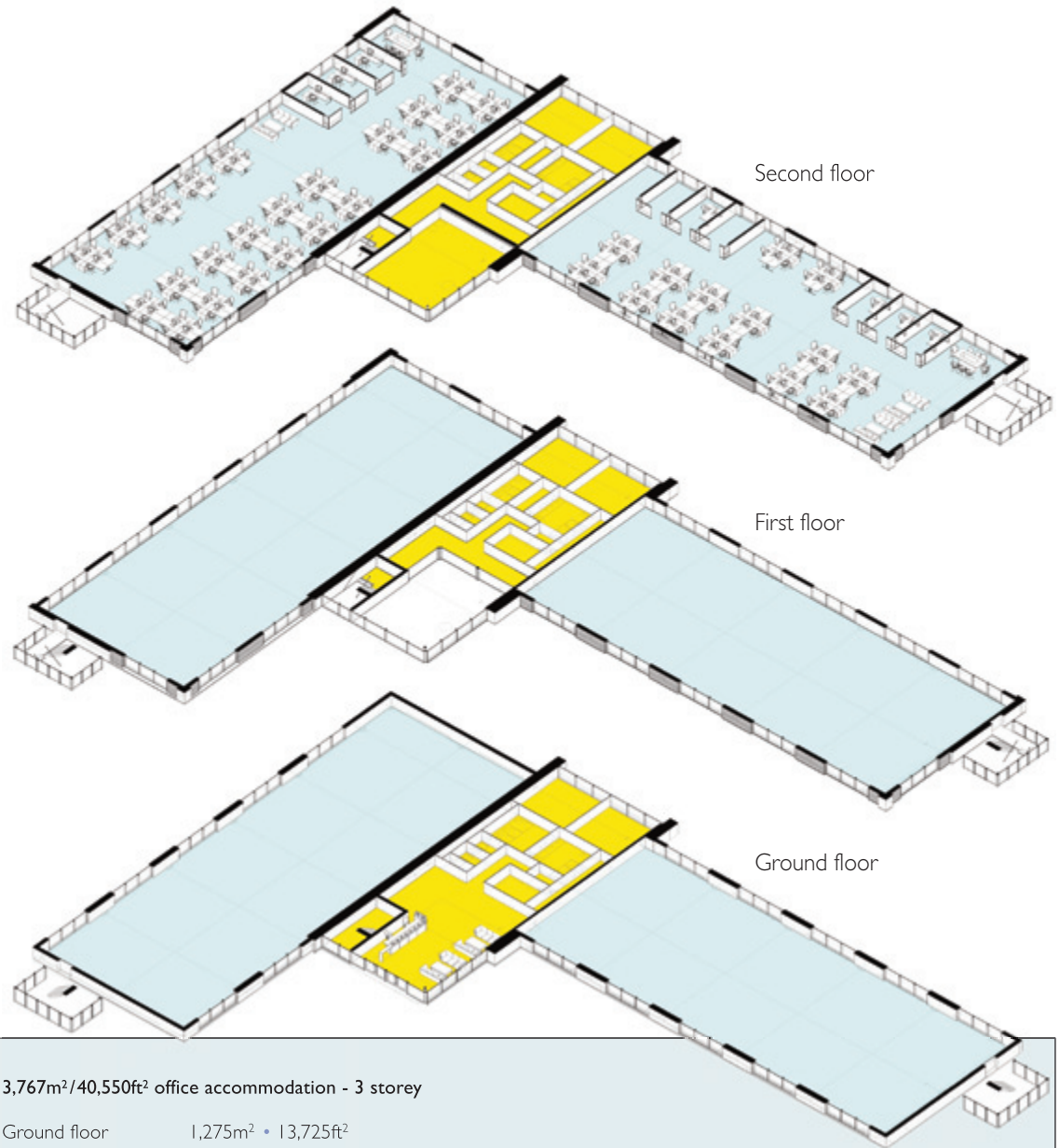
The facility is being developed on a speculative basis by Balmoral Park Ltd and will be available for occupation in summer 2014. Developed to a high specification the offices will incorporate large open-plan floor plates with a double height reception area and generous car parking availability.

The specification includes:

- ▶ Air conditioning by VRV heat recovery system, a heat recovery mechanical ventilation system and an automatic energy efficient control system
- ▶ Recessed energy efficient high frequency T5 modular lighting. Full movement sensitive and daylight linked control system
- ▶ 2.7m floor to ceiling height
- ▶ 131 car parking spaces

Public transport provides excellent links to and from the city centre and the Park is situated within a ten minute drive from Aberdeen harbour and the city's bus/train station. Aberdeen International Airport is approximately 30 minutes' drive from the Park.

The building is available in its entirety or may be let on a floor by floor or wing by wing basis. Please contact the property agents below for further information.



Ryden

T 01224 588866
E bill.duguid@ryden.co.uk
john.mchardy@ryden.co.uk
www.ryden.co.uk



T 01224 202800
E chris.grinyer@shepherd.co.uk
mark.mcqueen@shepherd.co.uk
www.shepherd.co.uk

3,767m²/40,550ft² office accommodation - 3 storey

Ground floor	1,275m ² • 13,725ft ²
First floor	1,217m ² • 13,100ft ²
Second floor	1,275m ² • 13,725ft ²
Total net internal area	3,767m ² • 40,550ft ²

A development by **BALMORAL PARK LTD**
Balmoral Park, Loirston, Aberdeen AB12 3GY T 01224 859000 E group@balmoral.co.uk

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Site masterplan



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Site masterplan

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Proposals

Design and build proposals will be provided to meet individual occupiers' requirements with bespoke buildings available on either a leasehold or outright sale basis.

Timing

Infrastructure work is complete allowing site development work to begin immediately.



Entrance

Ryden

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Building type A - 3 storey

Ground floor	1,115m ² • 12,000ft ²
First floor	1,115m ² • 12,000ft ²
Second floor	1,115m ² • 12,000ft ²
Total net internal area	3,345m ² • 36,000ft ²

Building type B - 3 storey

Ground floor	1,275m ² • 13,725ft ²
First floor	1,217m ² • 13,100ft ²
Second floor	1,275m ² • 13,725ft ²
Total net internal area	3,767m ² • 40,550ft ²

Building type C - 2 storey

Ground floor	697m ² • 7,500ft ²
First floor	697m ² • 7,500ft ²
Total net internal area	1,394m ² • 15,000ft ²

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