

COMMERCIAL SPACE THAT WILL HELP YOUR BUSINESS SOAR



Wing B
6670ft² (620m²)

**Final remaining wing available
for immediate occupation**
3000–6670ft² (280–620m²)



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tour and further
information



BUILDING ONE at BALMORAL BUSINESS PARK

Balmoral Business Park is situated just 3m (5km) south of Aberdeen city centre and faces the A956, the principal route into and out of the city from the south. The Aberdeen Western Peripheral Route (AWPR) is easily accessed from the park.

The pavilion is a high profile Grade-A development providing a prestigious business environment with far reaching views over Aberdeen city and shire.

Housed in the ground and first floors is the @BalmoralHUB, home to executive office space, meeting rooms and co-working facilities for up to 25 businesses. Administered by Elevator, a social enterprise dedicated to supporting entrepreneurs, business leaders and employees, its state-of-the-art design and layout actively promotes innovation and collaboration.

Current public transport services provide 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 and train stations while the airport can be reached in 20 minutes.

Final remaining wing available for immediate occupation

The 6670sqft (620sqm) westerly wing of the top floor is currently available, offering ample space to accommodate a team of up to 100 people if rented as a whole. Alternatively, it can be sub-divided according to tenant requirements.

Generous car parking is offered with the option of leasing additional spaces.

Rental will be in the region of **£16 per ft²**

Contact

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This facility is developed on a high-specification basis and includes:

- Energy-efficient lighting, heating and air conditioning
- Full movement-sensitive and daylight linked control system
- Open-plan floor plates
- 2.7m floor to ceiling height
- Generous car parking allowance
- Vehicle charging points



More information, photographs and video available at www.balmoralbusinesspark.com



SHEPHERD
Commercial

Ryden

BALMORAL BUSINESS PARK