



BALMORAL BUSINESS PARK

Aberdeen's premier south side business location

www.balmoralbusinesspark.com



Aberdeen: A centre of UK business excellence



Aberdeen is acclaimed as Europe's energy capital with companies such as BP, Chevron, Conoco Philips, ExxonMobil, Marathon, Shell, Statoil, Subsea 7, Technip and Total choosing to establish major operations in the city.

Complemented by thriving academic, manufacturing, retail and service sectors, Aberdeen is one of the UK's most vibrant business centres.



Key

- 1 BP
- 2 ConocoPhillips
- 3 Chevron
- 4 Marathon
- 5 Shell
- 6 Total
- 7 Technip
- 8 Subsea 7

Balmoral Business Park is situated just 3m south of the city centre and faces the A956, the principal route into and out of the city from the south. The A90, which is the main road south to Dundee, Edinburgh and Glasgow, is some 1m southwest of the site. The Aberdeen Western Peripheral Route (AWPR) will be easily accessed from Balmoral Business Park immediately improving the accessibility to the Westhill, Dyce and Bridge of Don areas.

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.



A natural working environment



The highest priority will be given to the landscaping of Balmoral Business Park which will be designed with an outlook over the surrounding loch and countryside.

Access to the various elements of the park will be provided by a central tree-lined boulevard where generous landscaped car parking will provide easy access to the main buildings.

An open aspect over the surrounding area will provide occupiers with an outstanding working environment whilst the setting and design of the park will offer an architectural statement that will make a significant and lasting contribution to Aberdeen's cityscape.

This prestigious development has the potential to include office space, industrial accommodation and a hotel.

The business park is destined to set a benchmark for Aberdeen's south side developments and will – through the quality of accommodation on offer, the prominence of the site, and calibre of the landscaping – provide occupiers with the ideal location for their business.

Inspiring, unrivalled, unspoiled



Accommodation

The developer has prepared building designs for the park which, as well as providing very high quality accommodation, incorporates BREEAM energy efficiency standards.

All accommodation will be designed and built to the highest specification ensuring the quality of space offered is in keeping with the park's location, landscape and prominence.

Proposals

Tailored design and build proposals will be provided to meet individual occupiers' requirements with bespoke buildings available on either a leasehold or outright sale basis. The developer will work with proposed occupiers to ensure they are provided with a first class working environment.

The developer has a full professional team in place that can provide prospective tenants with detailed proposals within a short timeframe.

Terms

Terms for specific proposals, including lease terms, rents, purchase prices and indicative plans, are available on request.

Timing

Infrastructure work at the park is complete allowing site development to begin immediately.

A90

Aberdeen Airport, Dyce 12m

A956

Aberdeen City Centre 3m

Railway station 3m

Wellington Road

Aberdeen Harbour

Cove Bay



 **BALMORAL BUSINESS PARK**

Balmoral Group HQ

South





BALMORAL BUSINESS PARK

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42,000ft² office accommodation



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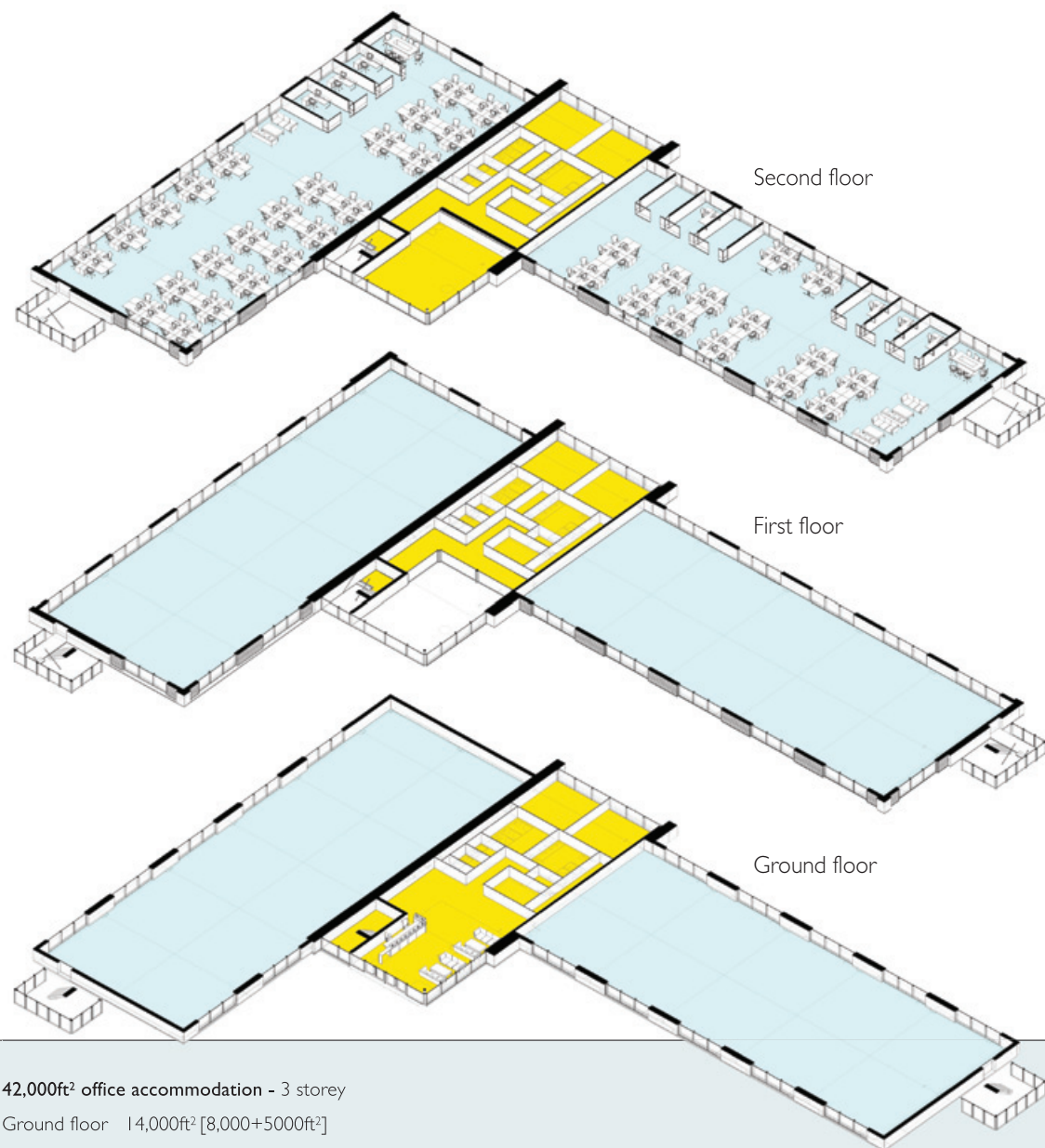
Aberdeen's premier south side business location

42,000ft² office accommodation

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.

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.

Detailed property information required here...



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42,000ft² office accommodation - 3 storey

Ground floor	14,000ft ² [8,000+5000ft ²]
First floor	14,000ft ² [8,000+5000ft ²]
Second floor	14,000ft ² [8,000+5000ft ²]
Total	42,000ft 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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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.

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	12,000ft ² [6,000+6000ft ²]
First floor	12,000ft ² [6,000+6000ft ²]
Second floor	12,000ft ² [6,000+6000ft ²]
Total	36,000ft ²

Building type B - 3 storey

Ground floor	14,000ft ² [8,500+5,500ft ²]
First floor	14,000ft ² [8,500+5,500ft ²]
Second floor	14,000ft ² [8,500+5,500ft ²]
Total	42,000ft ²

Building type C - 2 storey

Ground floor	7,500ft ² [4,750+2,750ft ²]
First floor	7,500ft ² [4,750+2,750ft ²]
Total	15,000ft ²

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