

# Balgownie Lodge

Campus 3,  
Balgownie Road,  
Bridge of Don,  
Aberdeen AB22 8GW

**High quality office premises.**  
Open plan office suite with car parking provisions.



Competitive  
Terms  
Available



# Unique Space

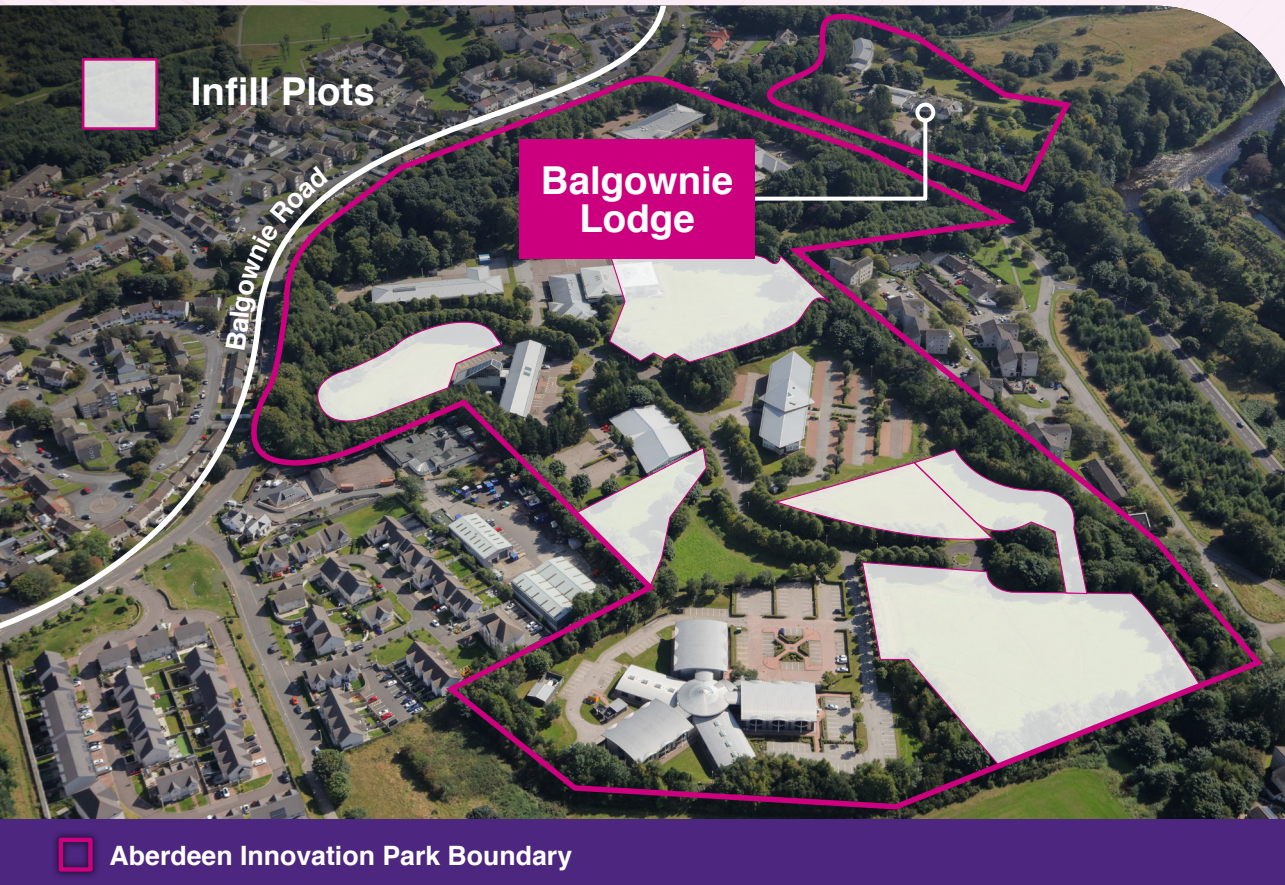
Balgownie Lodge built in the late 1800s, offers the discerning company a unique opportunity to occupy this beautiful building. With retained period features situated in a tranquil setting and excellent outdoor space.





# Location

Balgownie Lodge has easy access to the Aberdeen city centre and to the airport which boast excellent national and international scheduled air services, whilst there are also good road and rail links north and south of the city.





### Accommodation

Accommodation is on the ground and first floor.

### Lease Terms

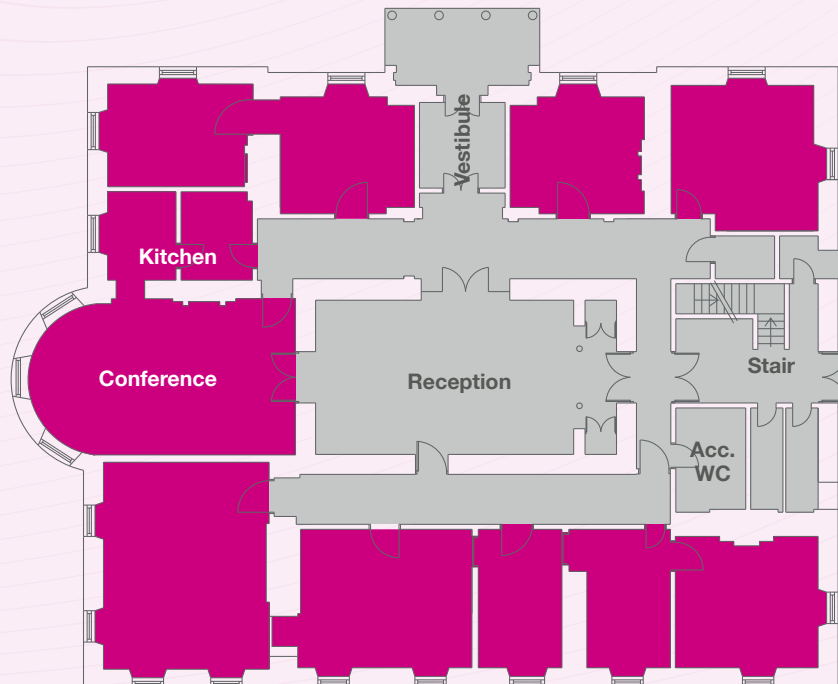
The whole building is available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

### Entry

The building is available for immediate occupation, subject to conclusion of missives.



### Indicative Floor Plan



### Availability

Available Units	SQ M	SQ FT
Office/Lab/Surgery	444	4,780



# Balgownie Lodge

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## Rent

On application.

## Entry

The office/workshop are available for immediate occupation, subject to conclusion of missives.

## Service Charge

A service charge will be applicable for the maintenance and upkeep of the office and Park.

## Legal Costs

Each party to bear their own legal costs arising from the transaction.

## EPC

The property has an Energy Performance Rating of E. A copy of the certificate is available upon request.

## Viewing and Further Information

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## Ryden

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