

# Serviced Offices Innovation Centre

Exploration Drive, Bridge of Don  
Aberdeen AB23 8GX

---

To Let  
4 to 10 person affordable serviced office rooms  
Available on highly flexible terms

[aeip.co.uk](http://aeip.co.uk)







Innovation Centre is a modern serviced office centre set in the heart of Aberdeen Energy Park. The centre provides a mix of 2 to 10 person serviced office rooms that are available on highly flexible terms.

#### Centre benefits:

- Flexible furnished office suites
- Category 5e structured data cabling
- Staff welfare area
- Conference room
- Tenant and visitor parking
- Access to shared high speed fibre connection
- Access to Aberdeen Energy Park digital IP telephone system
- Beautiful and peaceful mature green landscaped environment
- Access to reception facilities in nearby Enterprise Centre for mail/deliveries
- Larger meeting/conference rooms available to hire at competitive rates at both Aberdeen Innovation and Energy Parks
- Fast access to the new Third Don Crossing
- Utilities, cleaning & repairs all included in occupancy costs
- Large car park with electric car charging points.



#### Accommodation

Space available from 4 to 10 persons.



#### \* Included within monthly cost:

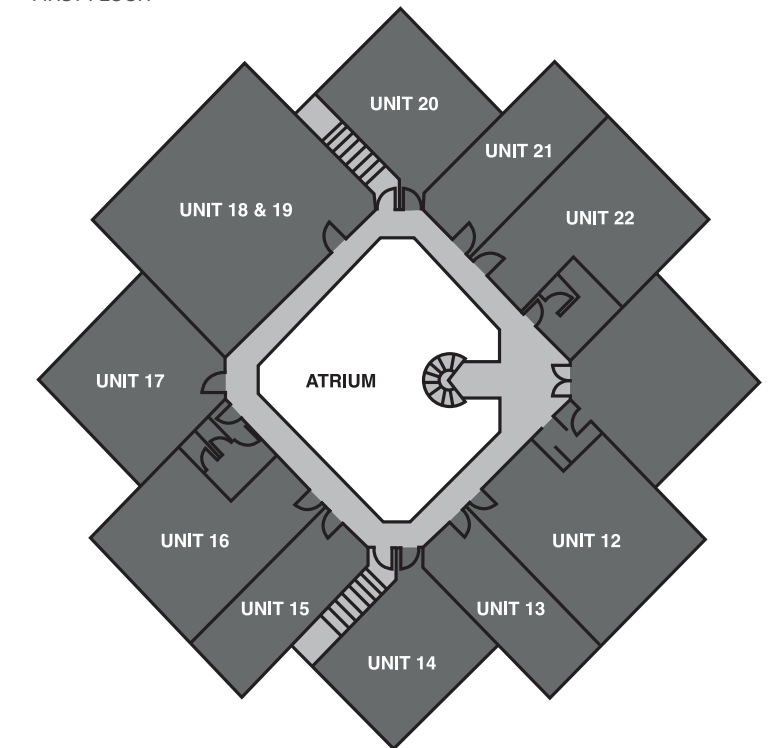
- Quality furnished office
- Electricity
- Cleaning
- Office repairs
- Access to conference room with AV facilities
- Connection to shared high speed fibre service
- Access to car park

\* Occupancy costs exclude all local authority rates, contents insurance and telephone.



#### Indicative Floor Plan

FIRST FLOOR



#### Licence Terms

Suites are available on flexible licence or lease agreements.

#### Occupancy Costs

On application.

#### Entry

The offices are available for immediate occupation, subject to conclusion of the licence/lease agreement.

#### 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.





INNOVATION CENTRE



ROYAL ABERDEEN GOLF COURSE



— PARK BOUNDARY  
 ■ DEVELOPMENT SITE



**Viewing and Further Information**  
 For all enquiries relating to Innovation Centre,  
 please contact the Park's Management Team:

**Mark Napier**  
 Parks Director  
 mark.napier@avisonyoung.com  
 0141 305 6360

**Cherry Paton**  
 Parks Manager  
 cherry.paton@aeip.co.uk  
 01224 933 004

**Laura Yakin**  
 Facilities Manager  
 laura.yakin@aberdeenenergypark.com  
 01224 933 003

[aeip.co.uk](http://aeip.co.uk)



Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. October 2019.

