

Enterprise Centre

Exploration Drive, Bridge of Don,
Aberdeen AB23 8GX

aeip.co.uk

**Flexible serviced office
suites with generous car
parking directly opposite
Grub café.**

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to view a
Virtual Tour



Ideal Workspace

Set at the entrance to the Energy Park on Exploration Drive, the Enterprise Centre is Aberdeen Energy Park's flagship office building, the ideal workspace for a forward-looking, ambitious businesses.

The contemporary office suites are available on highly flexible terms.



Customisable Office Suites

Give a first impression to be proud of with a fully furnished office suite in the Enterprise Centre. Arranged on two floors around a spacious, airy breakout area, the offices are available in a wide range of sizes starting from 40 square metres. With large windows and plenty of natural light, all offices provide a modern, bright and welcoming working environment for teams of around 8 people or more.

The serviced offices in the Enterprise Centre provide an inspiring base for your business. The office suites can be fitted out to suit your requirements, whether it's open plan, individual cubicles or private offices. All occupants are free to use the kitchen, coffee machine, showers and meeting room as well as the staffed reception.

With bright and comfortable shared areas for quiet moments or relaxed conversations, and outdoor seating in landscaped grounds directly outside the building, your team's wellbeing is prioritised. What's more, the Enterprise Centre is situated directly opposite the popular Grub café, where you can grab a takeaway coffee or sit in for a tasty sandwich lunch.



Affordable, Flexible Terms

All-inclusive pricing takes the pressure off business owners, with electricity, broadband, insurance, repairs and cleaning all rolled into one monthly payment. Use of the spacious, naturally lit conference room, equipped with AV facilities is also included in your package.

Importantly, we can offer very flexible terms to suit your business needs. Licences can be as short as one month in length and are based on a cost per desk. With prices starting at just £120 per month with the option to break at any time, moving to the Enterprise Centre is an easy choice.

Excellent Transport Links

Situated right on the A92 (Ellon Road/The Parkway), as well as being close to the AWPR, the Energy Park has easy access to Aberdeen city centre, the airport and routes to the south.

There is generous car parking including electric car charging points. A secure cycle store and shower facilities are provided for those who prefer a more energetic commute.

Coworking Space

The Enterprise Centre incorporates Co-lab, our inspiring coworking space for the ultimate in flexible working. Choose your own dedicated desk or a hot desk option and benefit from the buzz of the office without the commitment. From just £125 a month it's a risk free way to move your business up a gear.

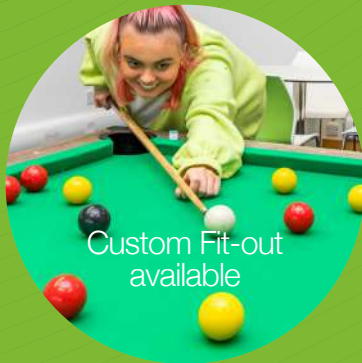


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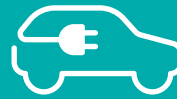
Offices are available on highly flexible terms and monthly costs include the following...



Cycle Parking



Custom Fit-out
available



Electric Vehicle
Charging



Use of Meeting
Room



Showers



Manned
Reception



Security



Car Parking



24 Hour
Access



Concierge
Services

Location

The Enterprise Centre has excellent car parking capacity for tenants and visitors. It is close to the main A90 peripheral route and is easily accessible from Aberdeen city centre as well as the airport, Aberdeen Royal Infirmary and both universities.



Accommodation

Space available from 1 to 30 persons.

Lease Terms

Office space available with various options from Full Repairing and Insuring lease, serviced office or individual co-working desk space, all with flexible terms to suit your requirement.



Indicative Floor Plans



Entry

The offices are available for immediate occupation, subject to conclusion of missives.

Parking

Ample on site parking available and electric car charging points available.

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Rent

On application.

Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request.

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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