

Innovation Centre

Exploration Drive, Bridge of Don,
Aberdeen AB23 8GX

**Affordable serviced
office suites available.**



**Highly
Flexible Terms
& Rates Relief
Available**

Serviced offices for 2-10 people

The Innovation Centre is a bright, modern serviced office centre in the beautiful Energy Park on Exploration Drive, Bridge of Don, Aberdeen. With flexible spaces in a range of sizes it can accommodate a variety of business types.



People come first

At the Innovation Centre, a bright welcoming foyer and the calming environment of the shared atrium provide staff with space to relax or collaborate surrounded by plants and natural light from the large glass roof.

Around the atrium, on two floors, there are fully furnished office suites.

The smallest suites contain two desks and are suitable for small businesses and start ups, while the larger sized offices accommodate up to ten people and can be fitted out to suit individual requirements. We can also help fit out laboratory space, ideal for Aberdeen's thriving Life Sciences sector.

The Energy Park benefits from a mature, green landscaped environment and is easily accessed from Aberdeen's A90 peripheral route, with fast access to the Diamond Bridge over the River Don the city centre is only minutes away. Electric car charging and bicycle storage are also available for tenants and the Grub café provides coffee, snacks and lunches to take away or eat in.





Centre Benefits

- Flexible furnished office suites
- Category 5e structured data cabling
- Tenant and visitor parking
- Access to Aberdeen Energy Park digital IP telephone system
- Beautiful and peaceful mature green landscaped environment
- Additional option of 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 and cleaning all included in occupancy costs
- Access to a secure cycle store and shower facilities

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 accessible electric car charging points.



Serviced office facilities

The Innovation Centre has a spacious AV equipped meeting room that can seat 12 and benefits from natural daylight. It's free to use by all tenants of the building.

Communication is covered too, with Category 5e structured data cabling, superfast broadband and access to a digital IP telephone system.

Office cleaning and utilities are included in the occupancy costs as part of our aim to make occupier lives simpler.



All inclusive & flexible

All our serviced offices are available from a minimum term of 3 months onwards allowing tenants maximum flexibility. Monthly costs include:



Rent



Furniture



Cleaning



Access to
conference room
(with AV facilities)



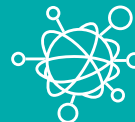
Service
Charge



Use of Car
Park



Electrical
Car Charging



High Speed
Internet
Service



Staff
Welfare
Area

Location

The Innovation 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

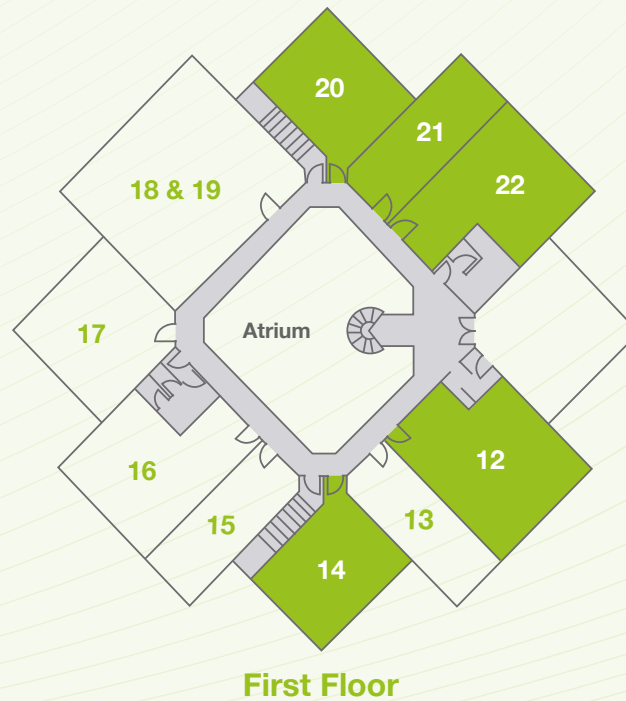
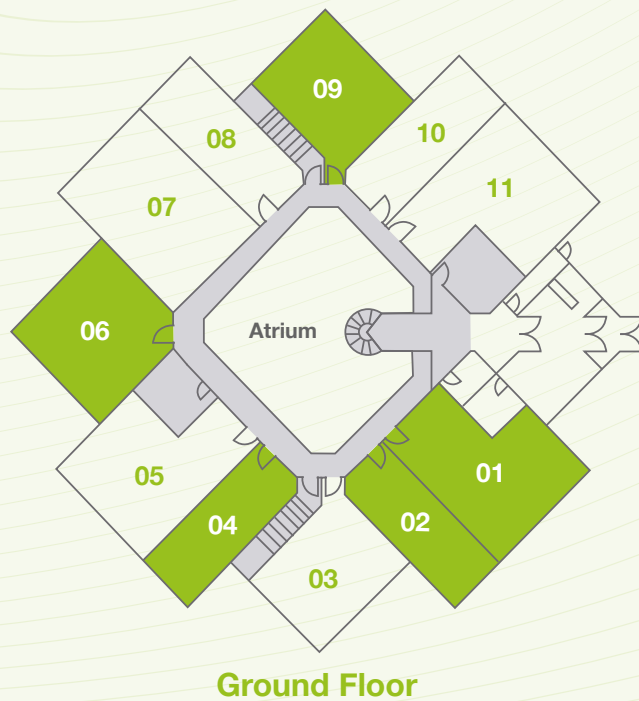
Space available from 2 to 10 persons.

Licence Terms

Suites are available on flexible licence or lease agreements.



Indicative Floor Plans



Availability

Available Units	SQ M	SQ FT
01	43.47	468
02	30.28	326
04	30.28	326
06	43.29	466
09	40.87	440
12	50.44	543
14	35.11	378
20	35.21	379
21	27.87	300
22	44.68	481

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Entry

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

Parking

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

Occupancy Costs

On application.

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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