

The Hub

Exploration Drive, Bridge of Don,
Aberdeen AB23 8GX

Flexible office space with generous car parking.



Inspiring Workspace

A unique workspace with custom-designed collaboration and presentation areas, comfortably accommodating a team of 30 people. Ideal for creativity and training, this office is well worth a visit.



A One-Off Office Space



The Hub, a 4,844 sq ft office space, offers a creative and inspiring working environment. Designed to accommodate over 30 people with ease, it features a modern kitchen, showers, a spacious training room and bespoke collaboration and meeting areas.

A mini amphitheatre provides a perfect venue for presentations, while individual private offices or small meeting rooms offer privacy when needed. The Hub's unusual design creates a truly individual workspace, ideal for businesses seeking a distinctive environment.

We offer an optional, tailored fit-out service, giving you the opportunity to adapt the space to meet your individual business needs, ensuring that it reflects your brand and the way you work.

Top Class Facilities

Located in Aberdeen's vibrant Energy Park, the suite is located on the first floor of The Hub building and is reached by both stairs and accessible lift, also home to the popular Grub café. Car parking is immediately outside the building and a bike store and electric vehicle charging points are close by.

The Energy Park is set in an attractive green environment, an ideal base for your business.



Amenities

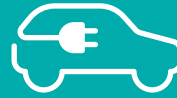
The Hub offers an array of on-site amenities for occupiers to use.



Cycle
Parking



Existing Fit-out
Available



Electric Vehicle
Charging



Training
Room



Showers
Facilities



Kitchen
Facilities



Grub
Café



Car
Parking



24 Hour
Access



Creative
Working Areas

Location

The Hub 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 450 sq m (4,844 sq ft).

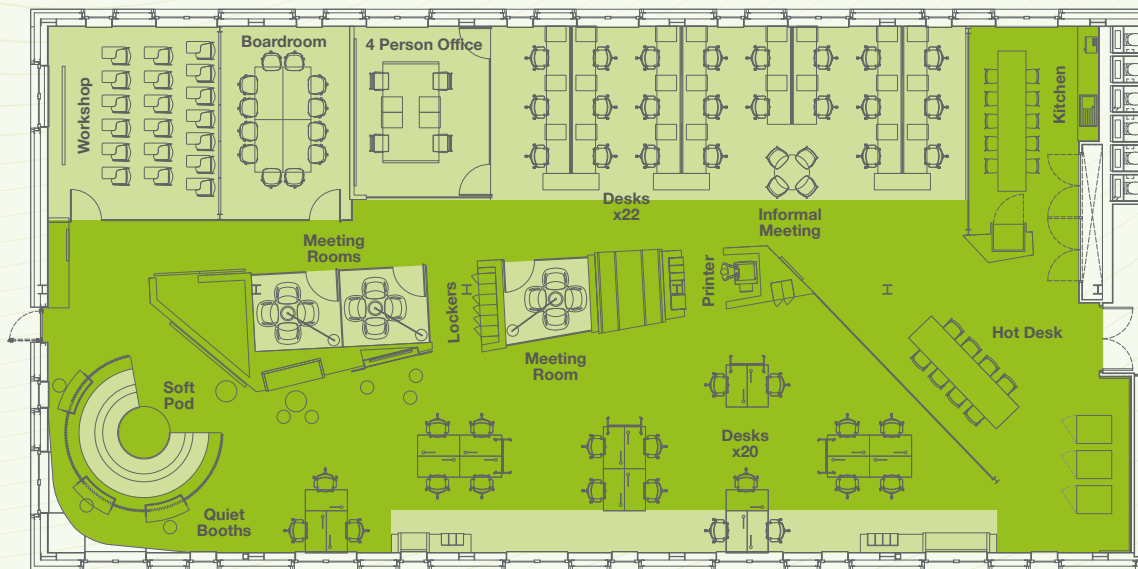
Lease Terms

The suites are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

Quoting Rent

£15 psf.

Indicative Floor Plan



North Suite



Entry

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

Availability

Available Units	SQ M	SQ FT
North Suite	450	4,844



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Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request. Rates relief available on selected suits.

Legal Costs

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

Service Charge

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

EPC

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

Viewing and Further Information

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