

**CHARTER**

BUILDING

THE HILL OF RUBISLAW

Charter Building.  
Open For Business at  
the Hill of Rubislaw.

Welcome to your amenity packed new office  
including pre installed high speed internet

Modern, flexible office space to let from 170 sq ft - to c.75,000 sq ft

[charterbuilding.co.uk](http://charterbuilding.co.uk)  
AB15 6FZ



## A PRIME LOCATION

Sited in the heart of Aberdeen's West End office corridor, this modern complex sits on Anderson Drive (A90), the city's main arterial route, and is close to the Rubislaw Quarry landmark.

For new occupiers, Charter Building will offer a choice of office accommodation, superb transport links, unrivalled parking and a host of dedicated business and catering amenities on the doorstep. So if you're in the market for a great business location, you've found the right place.

## WHAT'S ON OFFER

### Flexible Options for Occupiers

Flexible, modern refurbished offices available from only 170 sq ft up to c.75,000 sq ft with **pre installed high speed internet available**. 'Plug and Play' options for larger tenants.

### Generous Parking

Offered to Charter Building's customers at 1:317 sq ft.

### Sited for Success

Only one mile from the city centre and six miles from Aberdeen Airport.

### Head Online for a Virtual Visit

Want to look around? Be our guest. Take the tour today at [charterbuilding.co.uk](http://charterbuilding.co.uk)



Create the  
Perfect  
Work-Life  
Balance



# AMENITIES



## A New Way of Working

Join a great customer line-up already enjoying the benefits of being located at the Hill of Rubislaw.

Our space is flexible and can be configured for small or large companies. We can also offer refurbished space with high-speed internet ready to go.

Being located at Charter Building also gives occupants access to amenities across the Hill of Rubislaw including a state-of-the-art Pure Gym and café facilities.



## Health and Fitness

Pure Gym offers Charter Building occupiers 15,000 sq ft of up-to-the-minute health facilities and fitness equipment.



## Café @ H1, the Hill of Rubislaw

Meet, relax and refuel. Serving breakfast, lunch, teas, coffees, snacks – and corporate catering – the Café @ H1 is a four-minute stroll from your desk.



The Ideal Place for Businesses to Flourish



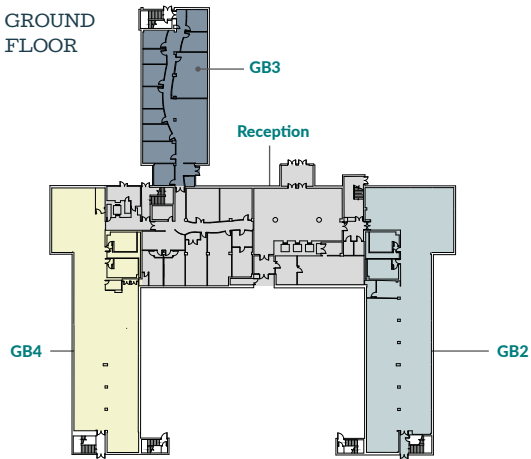
# OFFICE SPECIFICATION

- Refurbished modern reception with touch down working stations
- Open plan refurbished offices with air conditioning and LED lighting
- Refurbished toilets
- Building amenities including cycling facilities and showers
- Flexible lease terms
- Suites available with existing meeting rooms for minimal Capital Expenditure on entry
- Pre installed high speed internet available
- 'Plug and Play' options available for larger occupiers
- Market leading car parking ratio





GROUND FLOOR



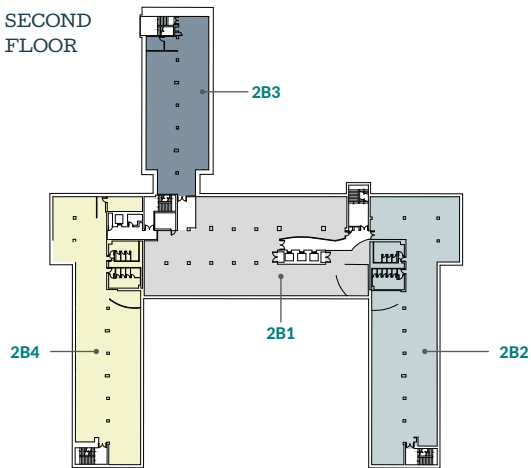
## AVAILABLE SPACE



### Ground Floor

Reception & Common Facilities	-	-
GB2	563 sq.m	6,055 sq.ft
GB3	357 sq.m	3,838 sq.ft
GB4	502 sq.m	5,402 sq.ft
	<b>1,422 sq.m</b>	<b>15,295 sq.ft</b>

SECOND FLOOR

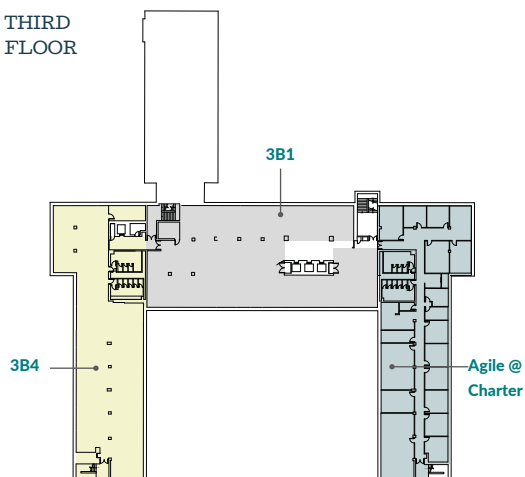


### Second Floor

2B1	619 sq.m	6,665 sq.ft
2B2	563 sq.m	6,054 sq.ft
2B3	334 sq.m	3,595 sq.ft
2B4	549 sq.m	5,908 sq.ft
	<b>2,065 sq.m</b>	<b>22,222 sq.ft</b>

Note: 2B1, 2B3 and 2B4 can be combined.

THIRD FLOOR



### Third Floor

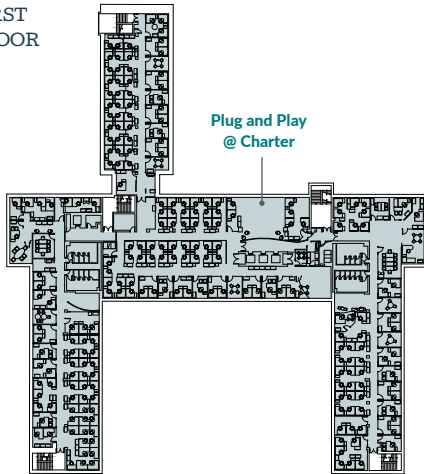
3B1	619 sq.m	6,664 sq.ft
3B4	549 sq.m	5,908 sq.ft
Agile @ Charter*	170-4,000 sq.ft	
	<b>1,539 sq.m</b>	<b>16,572 sq.ft</b>

\*The accommodation in this suite can be made available on inclusive deals.  
Note: 3B1 & 3B4 can be combined.





FIRST FLOOR



## AVAILABLE SPACE



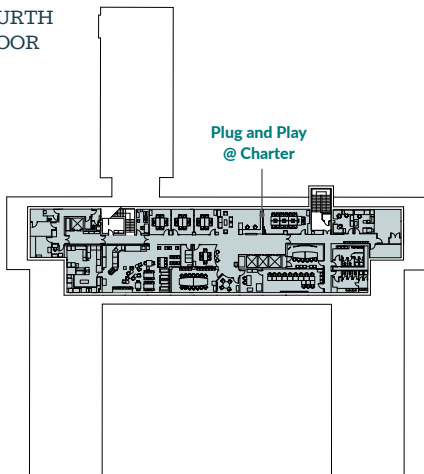
First Floor

Plug and Play @ Charter

2,063 sq.m

22,211 sq.ft

FOURTH FLOOR



Fourth Floor

Plug and Play @ Charter

746.1 sq.m

8,031 sq.ft

TOTAL

6,915.52 sq.m

74,438 sq.ft

## FIND OUT MORE TODAY

Speak with our agents about securing your place in Charter Building at the Hill of Rubislaw.



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