

# Enterprise Centre

Exploration Drive, Bridge of Don,  
Aberdeen AB23 8GX

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



**Rates  
Relief  
Available**



# 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 workplace for 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 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

Standard leases and all-inclusive licence options are available, taking 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. Terms start from 3 months. 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.



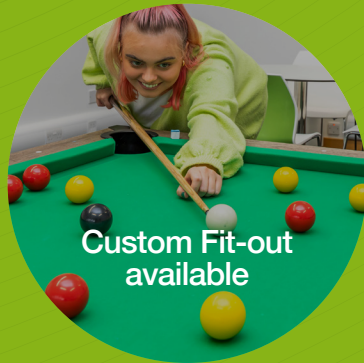


# Amenities

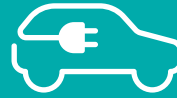
Offices are available on highly flexible terms with monthly costs including the following...



Cycle  
Parking



Custom Fit-out  
available



Electric  
Vehicle  
Charging



Use of Meeting  
Room



Showers



Staffed  
Reception



Security



Car  
Parking



24 Hour  
Access



Concierge  
Services



# Location

The Enterprise Centre has excellent car parking capacity for tenants and visitors. It's 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

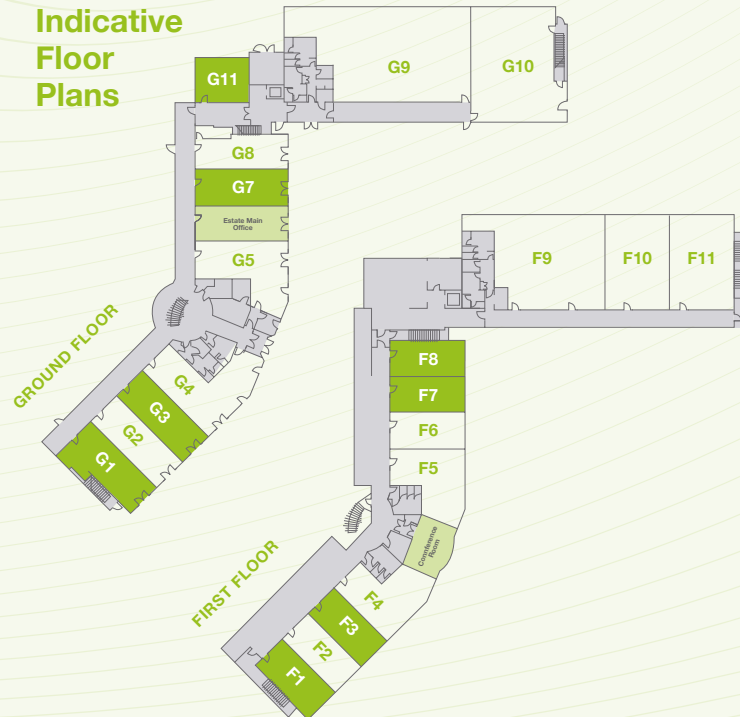
Office space available with various options from Full Repairing and Insuring lease to serviced office space, all with flexible terms to suit your requirements.

### Entry

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



### Indicative Floor Plans



### Parking

Ample on site parking available with electric car charging points provision.

### Availability

Available Units	SQ M	SQ FT
G1	63.45	683
G3	54.90	591
G7	53.51	576
G11	39.94	430
F1	42.64	459
F3	44.31	477
F7	44.03	474
F8	42.54	458



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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

[enquiries@aberdeenenergypark.com](mailto:enquiries@aberdeenenergypark.com)  
01224 933 003

## Ryden

**Arron Finnie**  
07880 716 900  
[arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

**Daniel Stalker**  
07887 751 090  
[daniel.stalker@ryden.co.uk](mailto:daniel.stalker@ryden.co.uk)



**Matthew Park**  
07810 599 964  
[matthew.park@knightfrank.com](mailto:matthew.park@knightfrank.com)