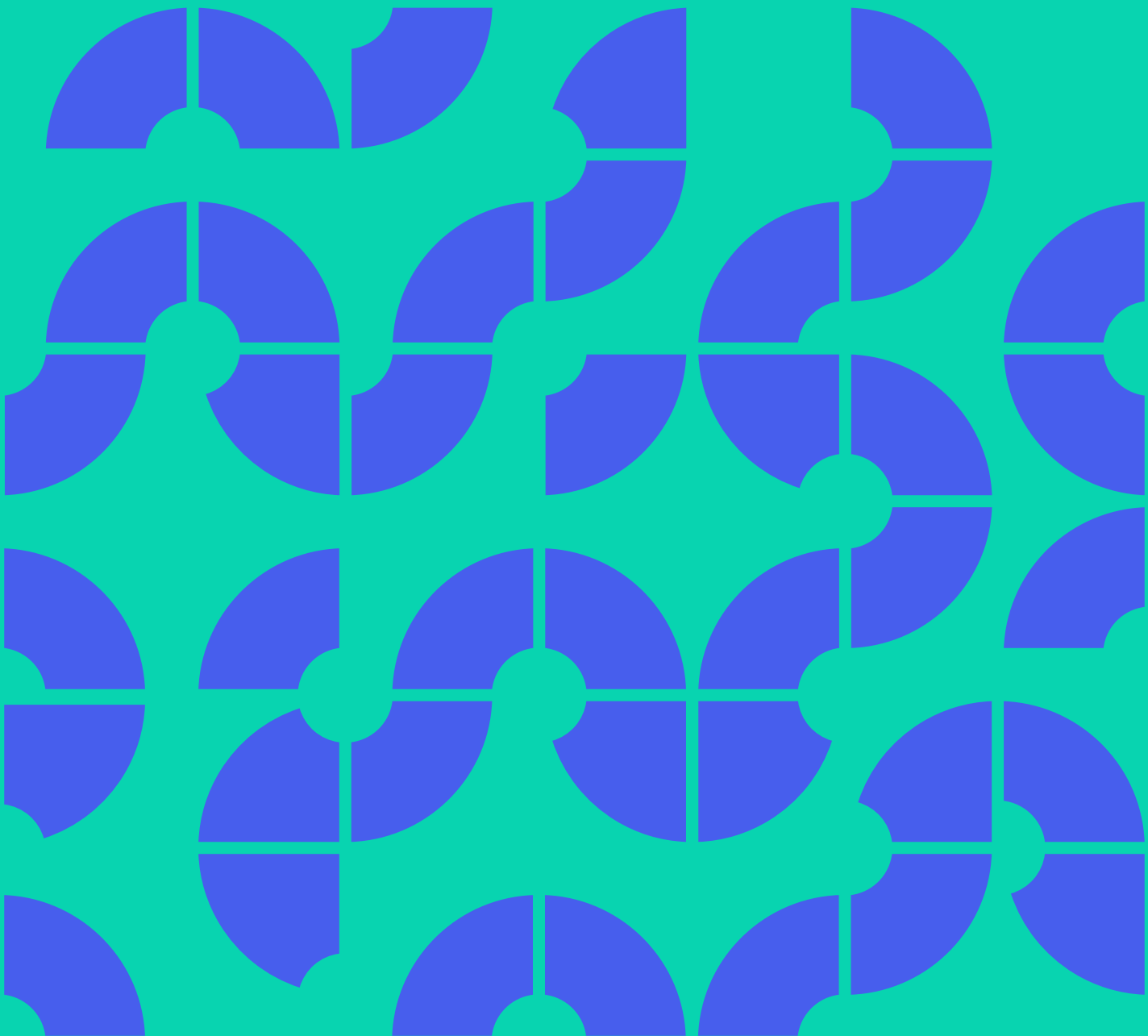






Centred Around Progress





Modern Efficient Space

The IQ Building is a highly prestigious office asset located in the heart of Aberdeen city centre.

Newly refurbished common areas, including a new reception and business lounge / break-out areas. The space is ideal for effective collaborative working, all under a beautiful sun-lit atrium.



Central Location

Just 2 mins walk away from bustling Union Street and less than a mile from Aberdeen's train station.



Flexible floor split

The 15,000 sq ft floor plate has the capability to be split in order to meet a variety of businesses' requirements.



Energy Efficient

The IQ Building has achieved a BREEAM certification of 'Very Good'.



Building frontage

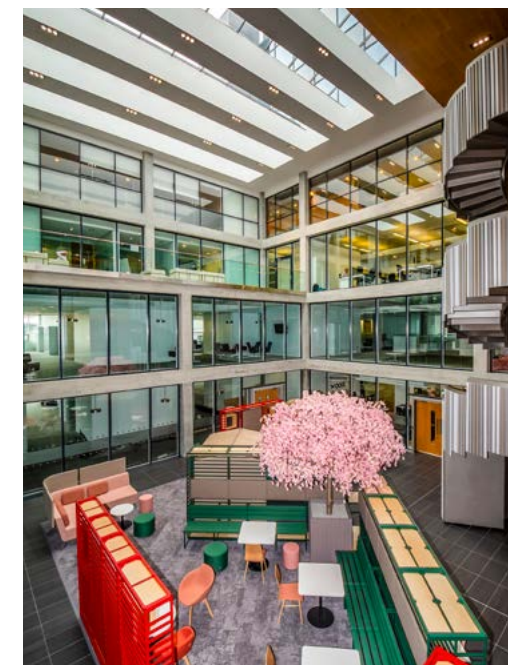




Thinking space

A significant investment has been made into the iQ Building that offers tenants, their employees and customers a true sense of arrival.

With a new reception, business lounge and break-out area, all under a naturally-lit central atrium, the iQ building is the perfect workspace for businesses in Aberdeen's city centre.



New business lounge | ↑





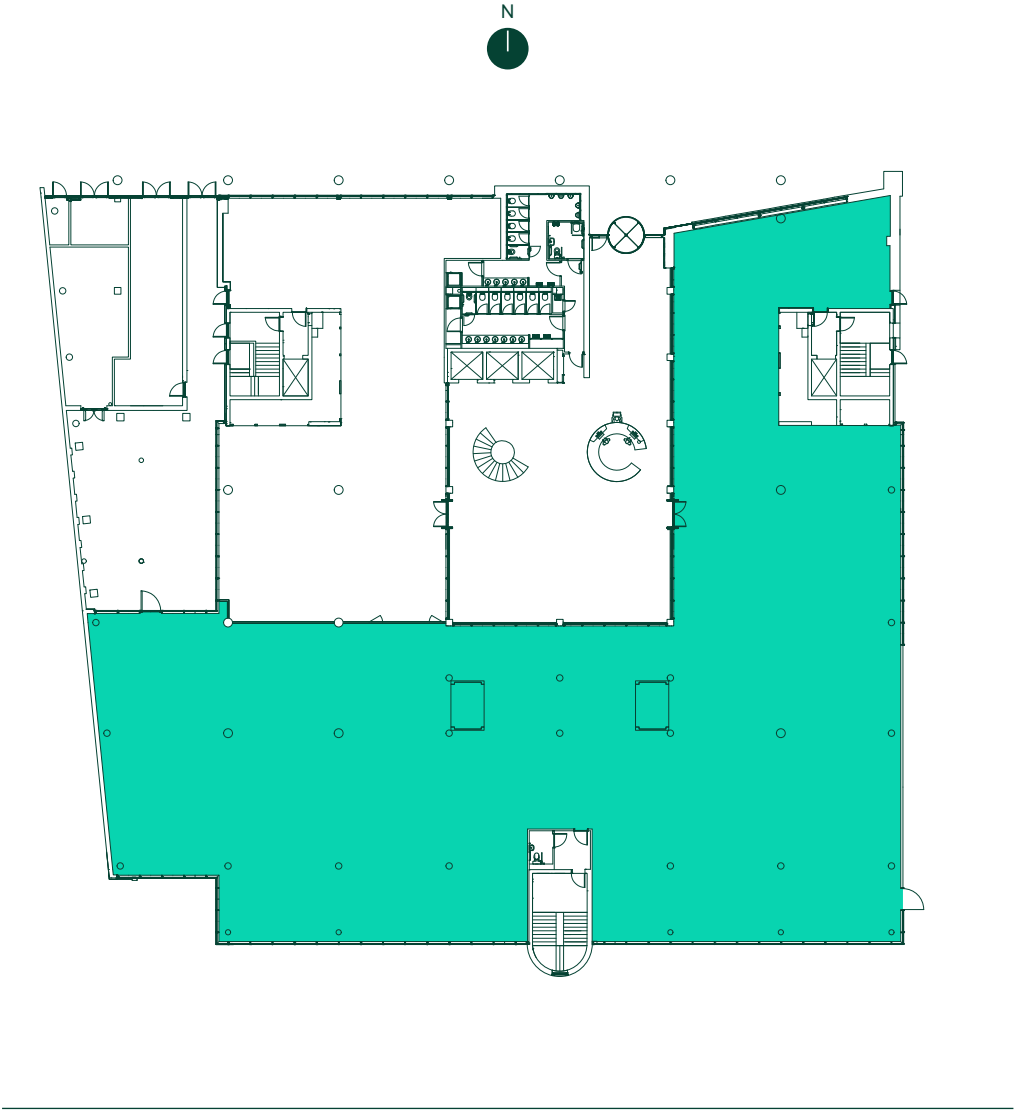


Specifications

BUILDING

					
4 storey atrium	Low energy displacement air conditioning	LG7 lighting	Open plan office over one floor plate	Full raised access flooring (150mm)	
					
Male and female toilet and shower facilities	EPC rating 'B'	Staff breakout facilities	BREEAM Very Good	Secure basement parking space	ActiveScore Gold rating

Available Space



GROUND FLOOR
1,440.1 sq m | 15,501 sq ft

Indicative only. Not to scale



Plug & play ready



SUITE 3

355 sq m | 3,821 sq ft

Fully fitted out and furnished grade 'A' office
suite ready for immediate occupation

Indicative only. Not to scale







✦ Aberdeen

The Energy Capital of Europe

Aberdeen is now, second only to Houston, the world's leading centre for offshore energy expertise. In addition to north sea oil and gas exploration, the city is the forerunner in the energy transition to renewables, reinforcing Aberdeen's position as a global energy hub.

Attracting Rapid Investment

As a city, Aberdeen continues to develop its standing as a key centre for business – especially for the energy / renewables and life sciences / technology sectors.

Aberdeen has access to a pool of world-class talent which the city is ready to entertain. More and more shops, restaurants and other amenities are choosing to call Aberdeen their home.

Aberdeen in figures:

1st

Wealthiest city in Scotland.

14%^

Average income 14% above UK Average.



6th

Ranked 6th best in the UK in the Demos-PwC Good Growth for Cities Index 2019, beating Edinburgh and Glasgow.



25/100

25 of Scotland's top 100 businesses are located in Aberdeen.



£30m

Recent investment in Aberdeen music hall and £30 million Art Gallery adding to a range of museums, cinemas and venues.



£350m

A significant investment in 2020 to the Aberdeen South Harbour. With these state-of-the-art marine support facilities, Aberdeen is now the largest port in Scotland, in terms of berthage.



£20m

£20 million regeneration of Union Terrace Gardens.

Established Business Community

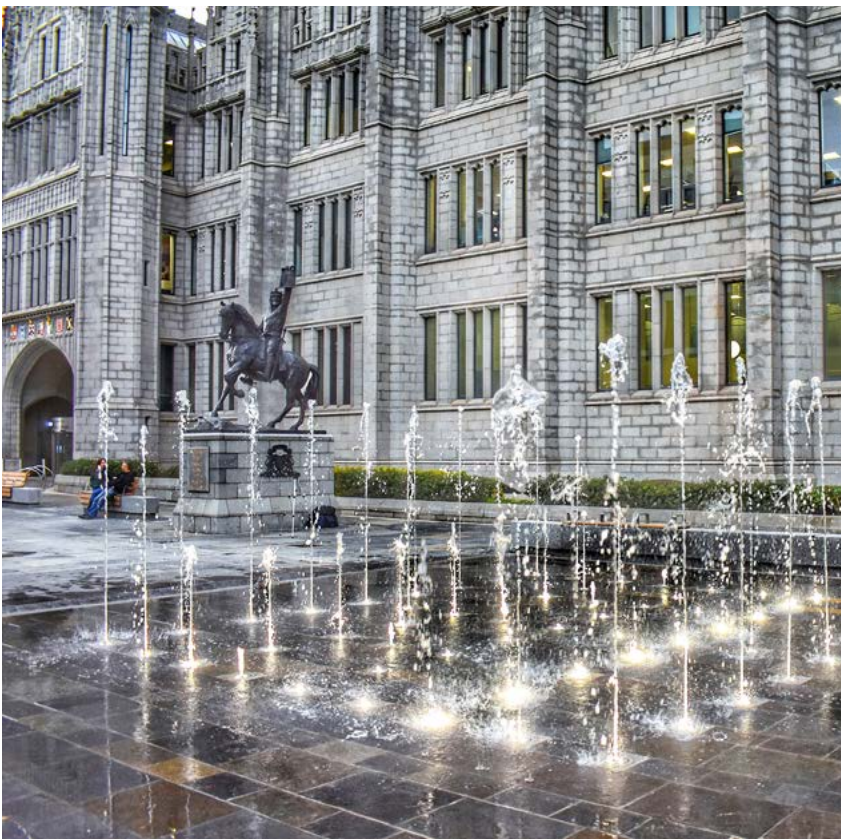
Aberdeen is home to:





Robert Burns Statue, Union Terrace Gardens | ↑

Kelly's Cats, Union Bridge | ↓



Marischal College | ↑



Aberdeen Music Hall | ↑



Nuart Street Art Festival, Aberdeen Market | ↑



Castlegate Well & Clocktower | ↑



Sir Duncan Rice Library, Aberdeen University | ↑



The Granite City – That's Far From Grey

Aberdeen has both the benefits of a modern city, with fantastic transport links and a bustling business environment, whilst situated on the coast with spectacular scenery.



Over A Mile of Prime Retail

Located just off Union Street and a short walk away from Union Square, the centre for all of Aberdeen's best independent and popular retailers, prime shopping and amenity is on the doorstep.

Everything from fine dining and fast food, to unique pieces and big brands can be found within a 10 minute walk.

Foodstory Café | ↓



Bon Accord Shopping Centre | ↑



Union Square Retail | ↑





Big Names & Boutique Brands

	BEAVERBROOKS	M&S EST. 1884	LAKELAND
		PRIMARK	SIX ^{by} NICO
	AMARONE		



RETAIL	FOOD & DRINK	HEALTH & LEISURE
01 Primark	01 Pret a Manger	01 Nuffield Health Centre
02 Molton Brown	02 Pizza Express	02 Music Hall
03 Beaverbrooks	03 Amarone	03 His Majesty's Theatre
04 Lakeland	04 Café Andaluz	04 Aberdeen Maritime Museum
05 Trailfinders	05 Sainsbury's Local	05 Aberdeen Art Gallery
06 Marks and Spencer	06 Starbucks	
07 Waterstones	07 Six by Nico	
08 Next	08 Molly Malones	
	09 Brewdog	



Taking You Further

Ample bus, train and plane links are available across the city.

However you choose to get to the IQ Building, the offices are equipped with secure basement parking and located in close proximity to the major transport routes.



A90

The A90 Aberdeen Western Peripheral Route is a 13 minute drive away and the city has plenty of car parking facilities.



17 mins

Aberdeen International airport provides a regular service to major UK and European cities, serving more than 3 million travellers a year.



10 mins

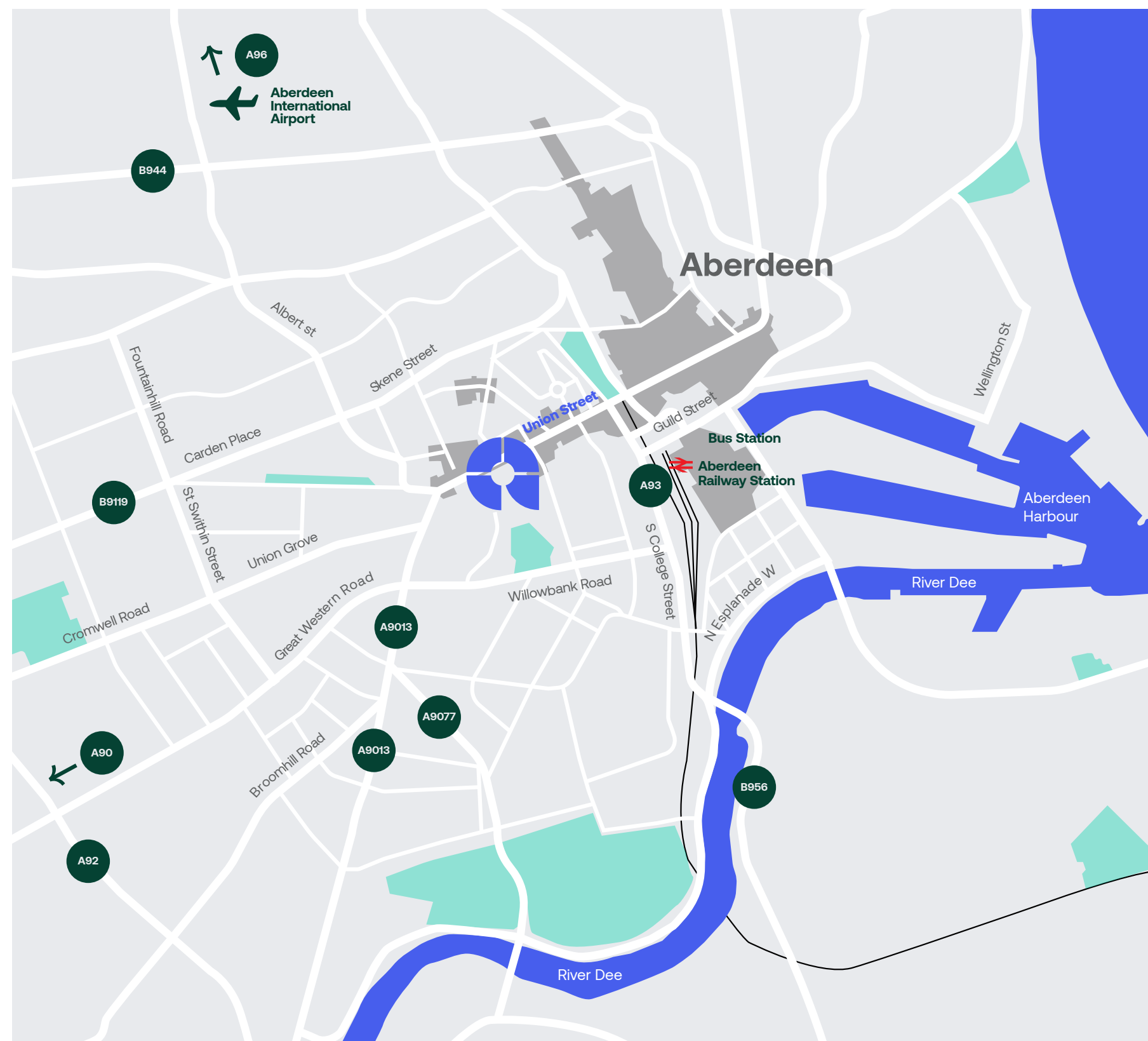
Aberdeen railway station is just a 10 minute walk with connections to Edinburgh in 2.5 hours and further afield to Glasgow in 3 hours.



4.2m

Aberdeen's commercial port is one of the busiest in the UK. Over 4.2 million tonnes of freight is transported annually.

Cruiseliners are also launching Aberdeen into a new tourism market.





The IQ Building is owned by Mapletree, a leading real estate development, investment, capital and property management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

As at 31 March 2021, Mapletree owns and manages S\$66.3 billion (£35.5 billion), comprising office, retail, logistics, industrial, data centre, residential and lodging properties. The Group manages four Singapore-listed real estate investment trusts (“REITs”) and five private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (“UK”) and the United States (“US”).

The Group’s assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

For more information, please visit www.mapletree.com.sg

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