



**THE HILL**  

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**O F R U B I S L A W**

**A NEW DAWN**

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GRADE A OFFICES TO LET IN ABERDEEN  
FLEXIBLE SUITES FROM 100 - 138,000 SQ FT

[CLICK HERE FOR A VIRTUAL TOUR](#)

With fully refurbished offices, unrivalled parking, on site Cafe and Pure Gym, the Hill of Rubislaw is the ideal space for small, medium and large businesses to flourish.





ABERDEENSHIRE  
POPULATION OVER  
**450,000**



**70% OF**  
WORKING  
AGE



29 OF SCOTLAND'S  
**TOP 100**  
BUSINESSES  
ARE LOCATED  
IN ABERDEEN



NEW STATE  
OF THE ART  
**GYM**



**CAFÉ @ THE HILL**  
OF RUBISLAW



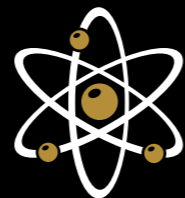
HOME TO  
THE HUB @ THE HILL  
**THE PLACE**  
TO NETWORK



TWO OF THE  
TOP UNIVERSITIES  
IN THE UK  
WITH 31,500  
STUDENTS



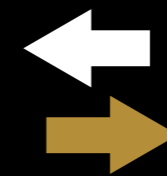
THE UNIVERSITY  
OF ABERDEEN  
**IS RANKED**  
IN THE TOP 1%  
GLOBALLY



ABERDEEN IS  
THE ENERGY  
**CAPITAL**  
OF EUROPE



UNRIVALLED  
ACCESS TO ABERDEEN  
WITH ANDERSON  
DRIVE & QUEENS  
ROAD PASSING  
**THE HILL**



ONE MILE  
TO CITY CENTRE  
**SIX MILES**  
TO AIRPORT



OVER 815  
CAR SPACES @ H1  
WITH 1:260  
SQ FT **RATIO**



ABERDEEN  
INTERNATIONAL  
**AIRPORT**  
SERVES MORE THAN  
**3 MILLION**  
TRAVELLERS  
PER YEAR



THE HILL OF  
RUBISLAW  
IS LOCATED ADJACENT  
TO RUBISLAW  
**QUARRY**



IN THE HEART OF  
ABERDEEN'S  
WESTERN OFFICE  
**CORRIDOR**



WELL-LIT, SAFE  
VENTILATED  
**OFFICES**  
CAN INCREASE  
PRODUCTIVITY  
**BY 16%**

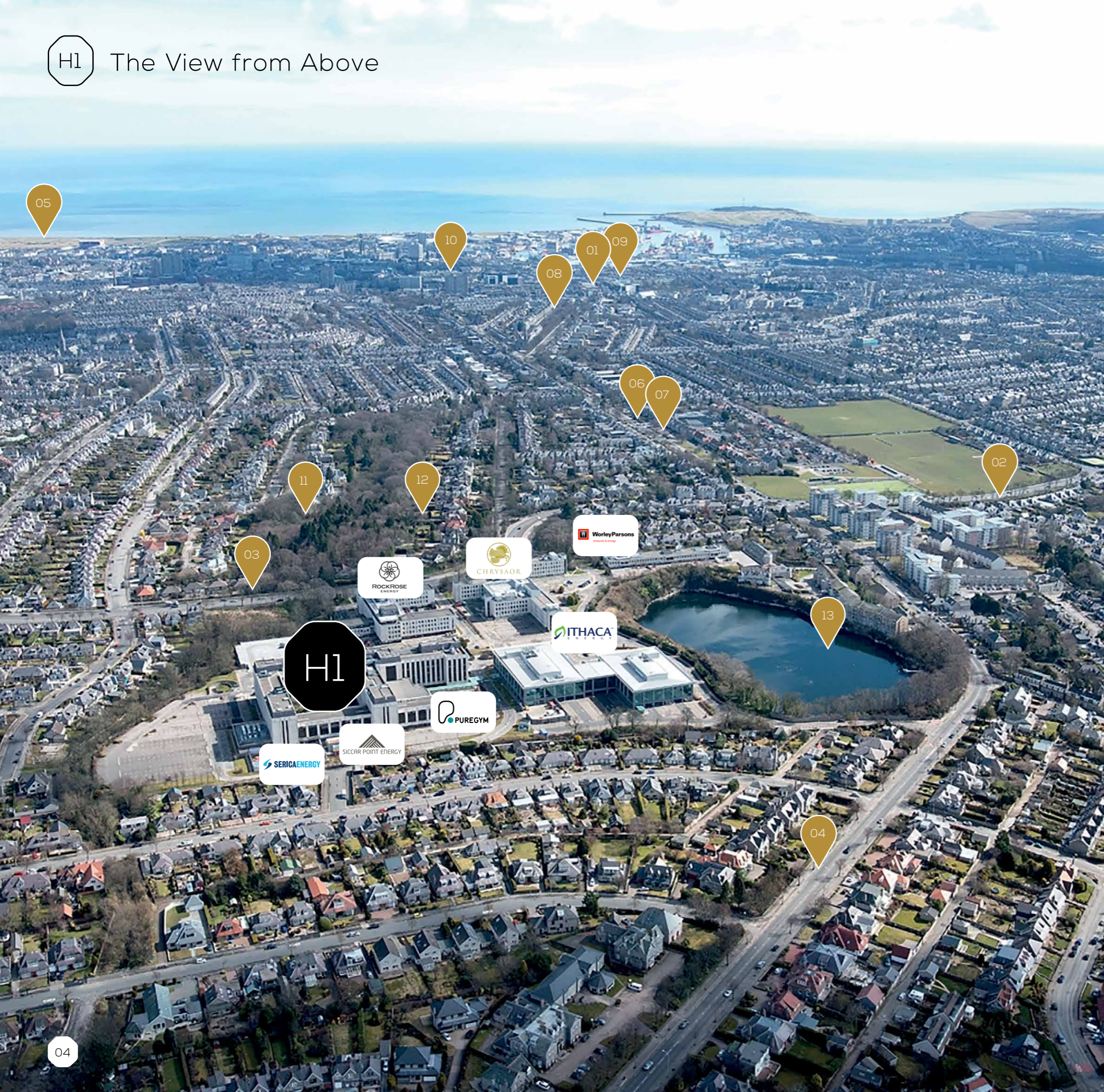


A COMFORTABLE  
ENVIRONMENT  
COULD IMPROVE  
**STAFF**  
PERFORMANCE  
**BY 65%**



**HAPPY**  
EMPLOYEES  
ARE 12% MORE  
PRODUCTIVE

# H1 The View from Above



## Key Information

### HILL OF RUBISLAW

H1 CAFE @ THE HILL  
PureGym

### TRANSPORT LINKS

- 01. Aberdeen Train Station
- 02. A90 to Dundee
- 03. Anderson Drive/to Aberdeen Airport
- 04. Queen's Road

### SHOPPING, HOTELS, RESTAURANTS & GOLF CLUBS

- 05. Kings Links Golf Course
- 06. Malmaison Hotel
- 07. The Chester Hotel
- 08. Union Street (Shopping)
- 09. Union Square (Shopping)

### CIVIC BUILDINGS

- 10. Marischal College

### OTHER

- 11. Rubislaw Den North
- 12. Rubislaw Den South
- 13. Rubislaw Quarry

# H1 The Ideal Location

NORTH TO INVERNESS  
(A96)

**DYCE (6 MILES)**  
BP  
Expro  
Halliburton  
Baker Hughes  
Schlumberger  
Aker Solutions  
TECA

**AIRPORT (5.9 MILES)**  
Fly direct to:  
Oslo  
Bergen  
Copenhagen  
Amsterdam  
Paris  
London

**BRIDGE OF DON (5 MILES)**  
Intertek  
ITC

**WEST END**  
HSBC  
Lloyds Banking Group  
Pinsent Masons  
Simmons & Company  
Add Energy

**WESTHILL (5.8 MILES)**  
Subsea7  
Technip FMC  
Seabrokers  
Kongsberg  
Scottish Water  
Fairfield  
Total

ABERDEEN WESTERN PERIPHERAL ROUTE

6 miles  
(20 Minutes)

4 miles  
(10 Minutes)

**H1**

1 mile  
(5 Minutes)

**CITY CENTRE**  
Wood  
CNR  
ExxonMobil  
Deloitte  
Petrofac  
Enquest  
Spirit Energy  
Aberdeen Standard Investments  
RBS  
Tenaris  
Barclays  
PWC  
EY

(A944)

WESTERN OFFICE CORRIDOR  
(A944)

QUEENS RD

QUEENS RD

N DEESIDE RD

(A956)

**KINGSWELLS (4.4 MILES)**  
Transocean  
Apache  
One Subsea  
A2+B  
CNOOC  
Equinor  
Ineos  
Lloyds Register  
TAQA

**HILL OF RUBISLAW**  
Chrysaor  
Citibase  
Ithaca Energy  
Rock Rose Energy  
Worley Parsons  
Serica Energy  
Siccar Point

**ALTENS / TULLOS (4 MILES)**  
Shell  
Wood  
Weatherford  
Worley Parsons

**ABERDEEN RAILWAY STATION**  
Edinburgh in 2.5 hrs  
Glasgow in 3 hrs  
Dundee in 1 hr

SOUTH TO DUNDEE AND EDINBURGH  
(A90)

NORTH SEA

(A947)

ELLON RD  
(A90)

RIVER DON

(A90)

KING ST

ANDERSON DRIVE

GREAT NORTHERN RD

RIVER DEE



The Hill of Rubislaw is ideally situated, with fully refurbished Grade A offices positioned in the ideal area to cater to the needs of your staff and business.

### LOCATION

Adjacent to Anderson Drive, and located in the Western Office Corridor, the Hill of Rubislaw is situated in the heart of Aberdeen.

### PARKING

Parking available at 1:260 sq ft.

### TRANSPORT LINKS

Ideally located minutes from the city centre and under 6 miles from the Airport, the Hill of Rubislaw boasts excellent transport links.

### OUTSIDE SPACE

The reception opens its doors to external landscaping and access to the Den Burn within the Hill.

### HOTELS, BARS & RESTAURANTS HEALTH AND FITNESS

Within walking distance you will find two of Aberdeen's finest hotels, Malmaison and The Chester, with high-end dining and conference facilities.

On site, within H1, market leading gym operator, Pure Gym is a state of the art 15,000 sq ft gym within H1.

# H1 The Hill's Current Occupiers

The Hill of Rubislaw is home to a number of established companies:



CAFÉ @ THE HILL  
OF RUBISLAW



Grade A office space, a brand new reception with on site Cafe and a state of the art Pure Gym make H1 the place to be.

# H1 The First Impressions

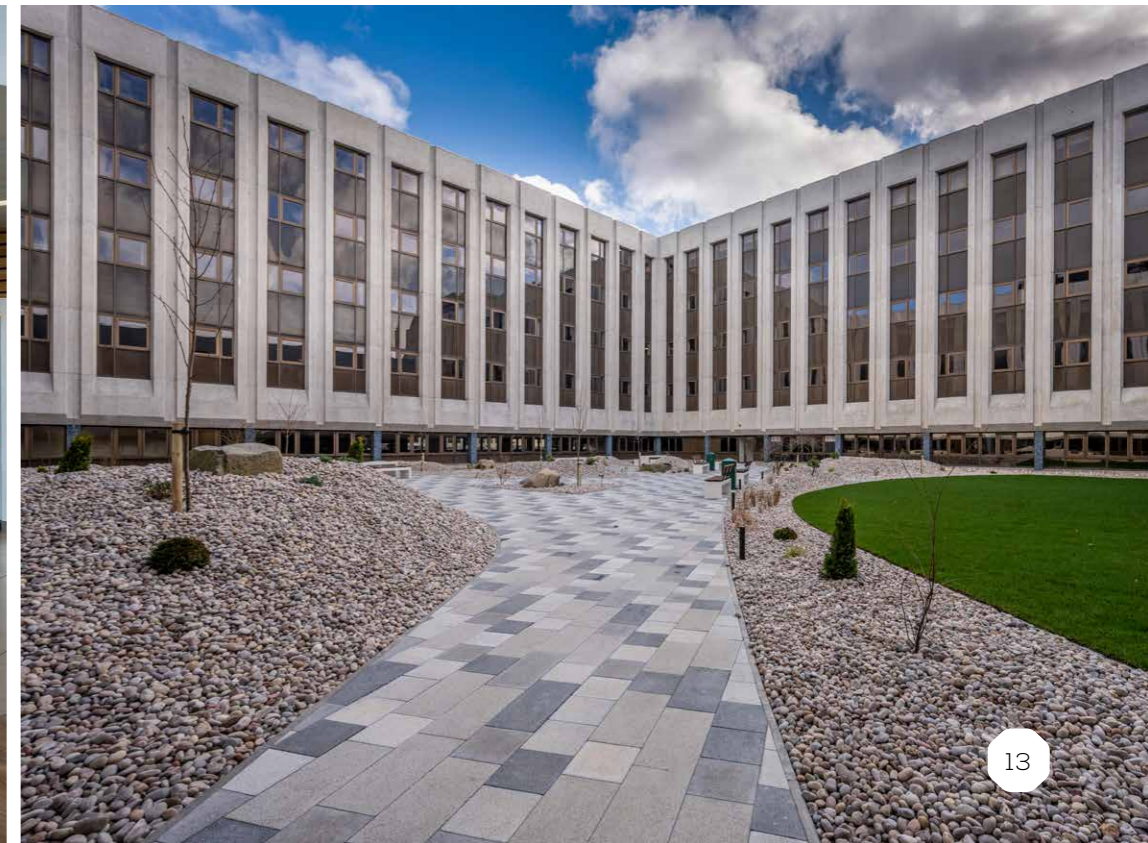
## RECEPTION:

The reception has been extensively remodelled to provide a brand new multi-functional space. From the fully glazed surrounds to new concierge desk to the Hub at the Hill, H1 provides a state of the art reception and entertaining space.

- New secure barrier entrance system
- Concierge and on site security
- Café and business networking Hub
- Free Wi-fi to clients, guests and visitors in reception
- Car parking ratio of 1:260 sq ft
- Brand new modern lifts
- State of the art media benches

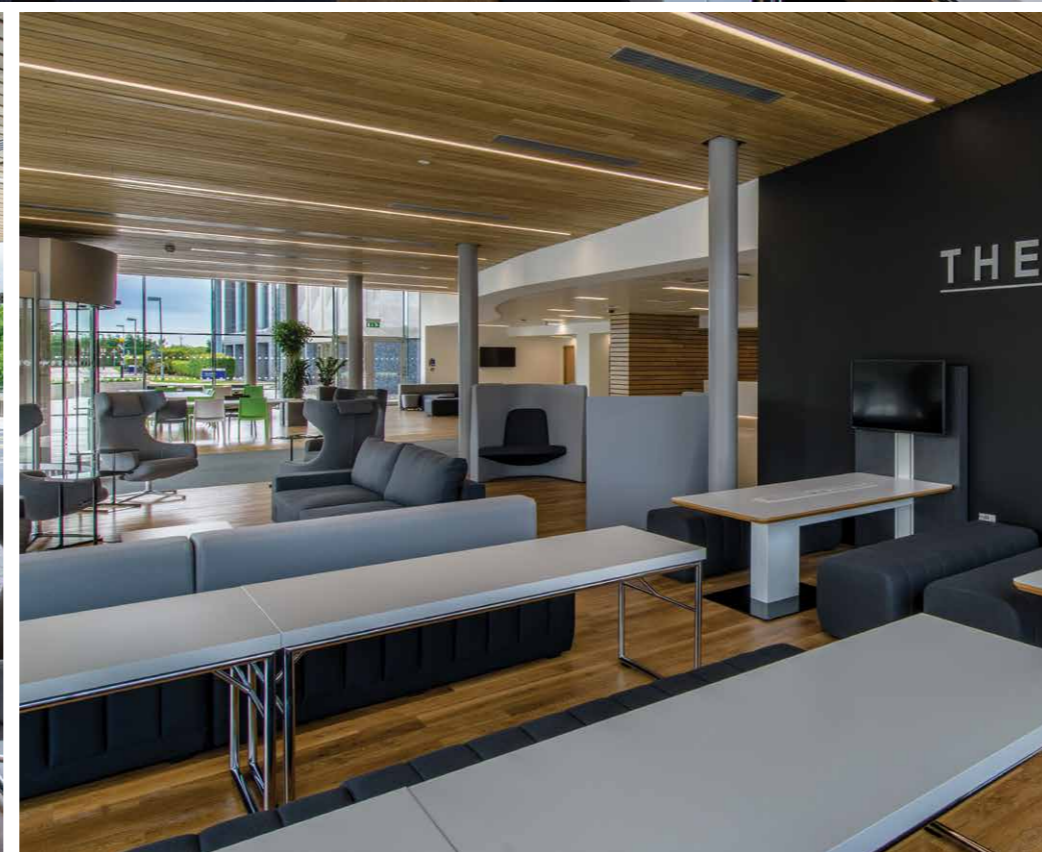
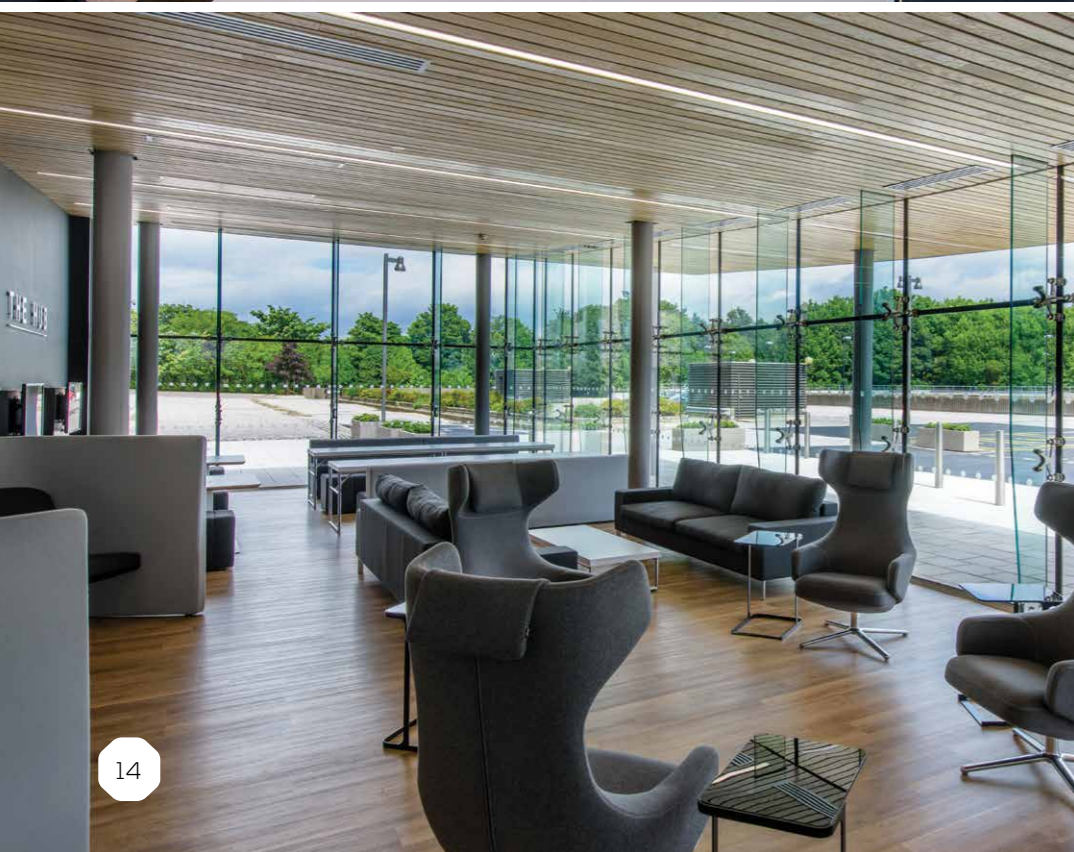
## CAFÉ

Serving breakfast, lunch, teas, coffees and snacks (as well as corporate catering), the Café @ H1 is a place to work, meet, relax or refuel before heading back to your desk.





# THE HUB



## THE BUSINESS HUB:

As part of our comprehensive reception extension, we have installed a new Business Hub, providing state of the art facilities within reception for touch down working. With the ability to seat over 30 people, designated parking and free wi-fi, the Hub at the Hill is an exciting amenity provided for the business community in Aberdeen. Whether it is for a formal meeting or to host presentations using our media benches with integrated screens, the Hub provides a fantastic environment to do business.

### WHAT IS THE HUB?

A multi functional touch down business lounge

### WHAT DO I GET IN THE HUB?

Free wi-fi

New media benches with integrated screens for presentations

Benches with integrated power to 'plug and play'

Private high backed chairs allowing individual or collaborative working

Low level sofas for informal meetings or break out space

### BENEFITS OF THE HUB?

Free of charge

Designated parking spaces

Opportunity to network with occupiers at the Hill of Rubislaw

Use of Café and WC facilities in reception

### COME AND MEET US

If you have any questions, feel free to come and see the Hub for yourself.

# H1 The Office Space

With emphasis on quality and the environment for employees, we have undertaken a comprehensive refurbishment of the 3rd floor. Flooded with natural light and with panoramic views across Aberdeen City Centre to the North Sea, the office not only provides a fantastic outlook but also includes:

- New Mitsubishi VRF System
- New SAS 120 white metal pan ceiling
- Intelligent, fully controllable Zumtobel LED lighting system
- New metal pan raised floor
- 2.6 metre floor to ceiling height
- Carpet allowance
- New WCs
- EPC: C

## AVAILABLE SPACE:

FLOOR	SQ FT	SQ M
4TH	31,180	2,900
3RD	6,990 - 23,450	650 - 2,180
2ND	7,380 - 23,840	685 - 2,215
1ST	47,000	4,366
GROUND	12,860	1,195
<b>TOTAL</b>	<b>138,300</b>	<b>12,850</b>

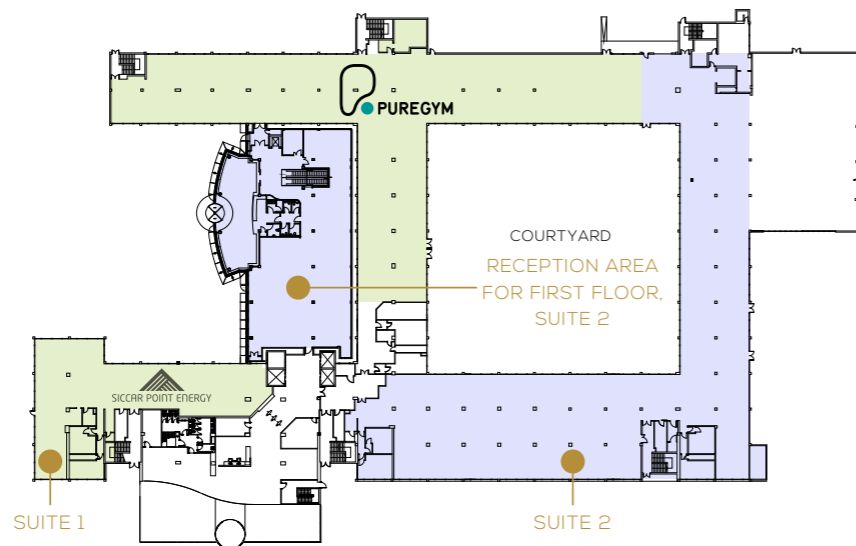


At H1, we are dedicated to providing the perfect space for any size of business. In the hub we can accommodate anything from a start up mobile company to a large multinational company. We are also able to provide different floor sizes to suit current requirements and growth plans and we would be delighted to discuss these with you further.

AVAILABLE
  LET

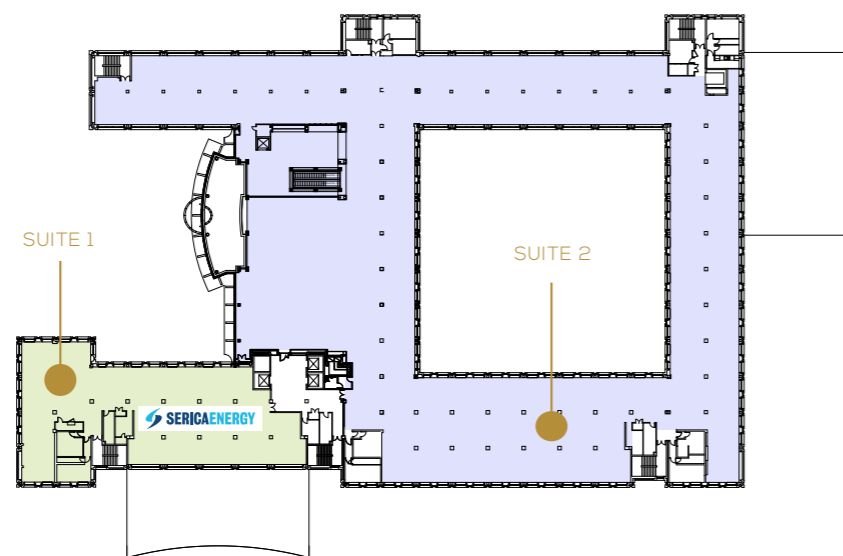
## GROUND FLOOR

**SUITE 2**  
 12,860 SQ FT  
 120 PEOPLE  
  
**RECEPTION**  
 7,804 SQ FT



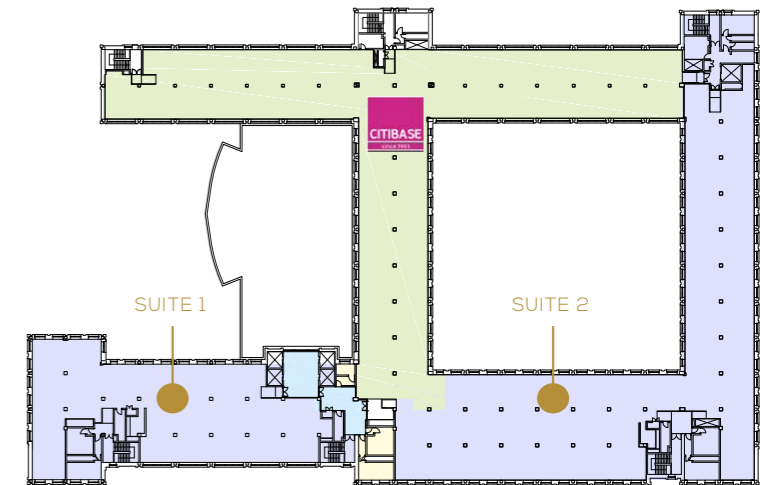
## FIRST FLOOR

**SUITE 2**  
 39,220 SQ FT  
 265 PEOPLE



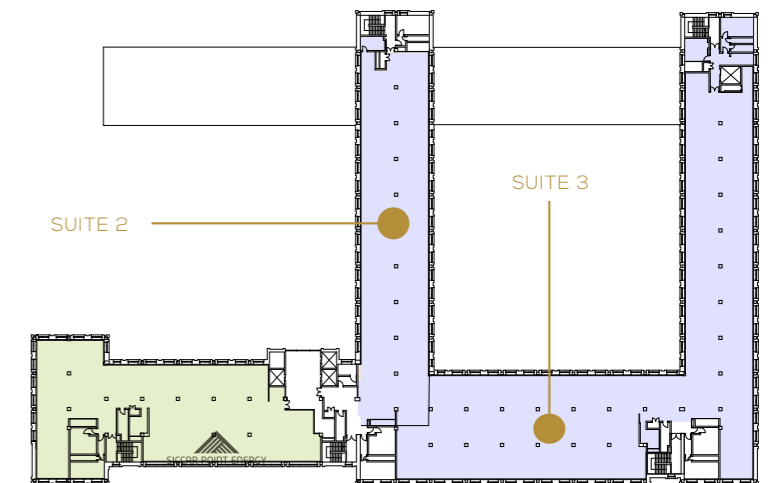
## SECOND FLOOR

**SUITE 1**  
 7,380 SQ FT  
 68 PEOPLE  
  
**SUITE 2**  
 16,460 SQ FT  
 152 PEOPLE



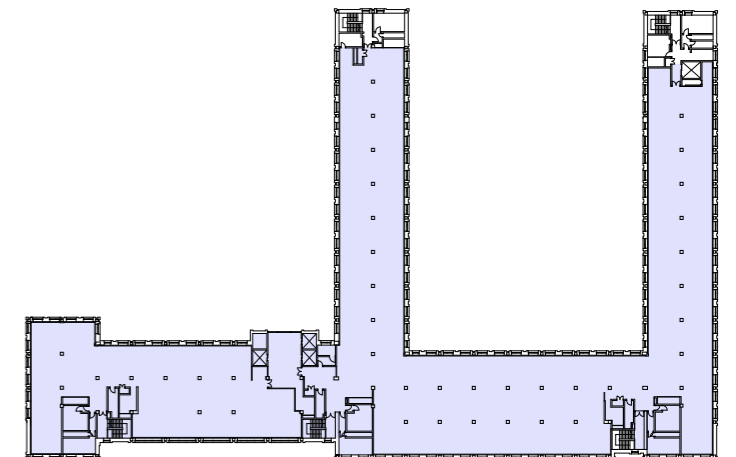
## THIRD FLOOR

**COMBINED SUITES**  
 23,450 SQ FT  
 217 PEOPLE  
  
**SUITE 2**  
 6,990 SQ FT  
 65 PEOPLE  
  
**SUITE 3**  
 16,460 SQ FT  
 152 PEOPLE



## FOURTH FLOOR

31,180 SQ FT  
 288 PEOPLE



# H1 The Fully Serviced Home for Your Business

Find the serviced-office experts to grow your business with: Citibase. We've brought our 'Freedom At Work' promise to H1. That means expanding and established businesses can enjoy the flexible terms, value-for-money and customer service we've built the Citibase name on.

Our modern, spacious new office suites are a stylish match for the recently renovated H1. Complementing H1's own extensive list of facilities, Citibase offers a range of business-focused amenities in one central place, including:

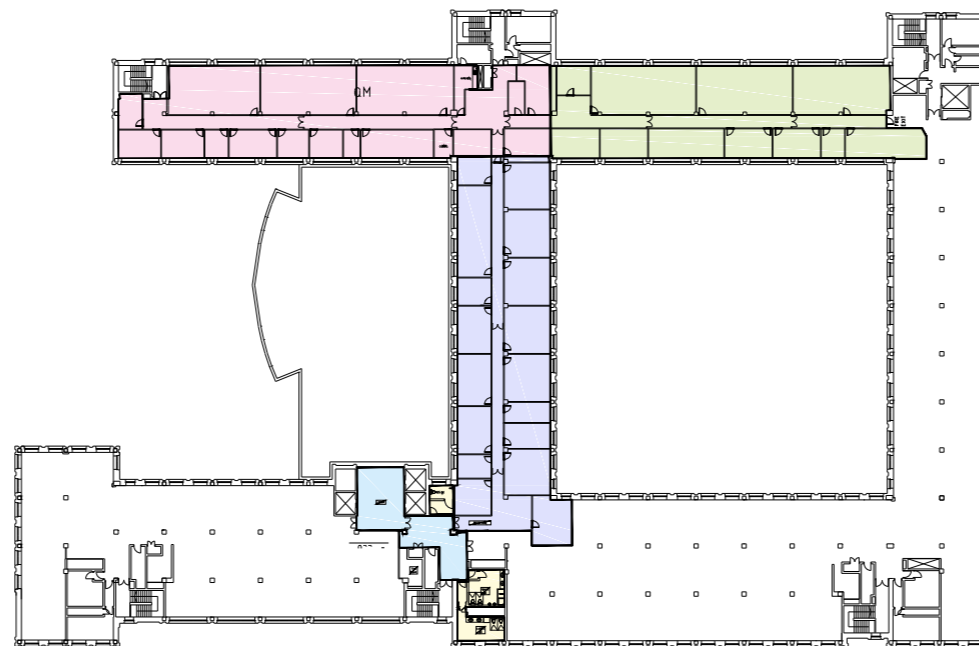
- Fully furnished and serviced offices
- Multi-use meeting rooms
- High-speed internet and telecoms packages
- 24/7 access
- Car and bike parking
- Support of your Citibase team

Added to these are the existing facilities that make H1 itself such a draw for flourishing businesses. These include state-of-the-art business hubs, PureGym, Café @ The Hill, hotels and restaurants, and easy transport links to Aberdeen and beyond.

**Ready to connect with one of the finest business addresses in Aberdeen? Citibase suites of all sizes are available immediately.**



Second Floor





**CBRE**

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