

TO LET

# ANNAN HOUSE

FLOORS 1 - 3

6,000 - 42,812 SQ FT  
(557 - 3,977 SQ M)

- > FLEXIBLE LEASE TERMS  
WITHIN A CITY CENTRE  
GRADE A OFFICE  
DEVELOPMENT
- > FLOORS CAN  
POTENTIALLY BE SPLIT  
TO SUIT OCCUPIER  
REQUIREMENTS





An unparalleled opportunity for an occupier to lease high quality Grade A open plan office accommodation





# ANNAN HOUSE

An unparalleled opportunity for an occupier to lease high quality Grade A open plan office accommodation within Annan House, the North Sea headquarters of EnQuest. Annan House is a landmark city centre office building in a highly strategic location.

The lettable area consists of the entire first, second and third floors within Annan House. The office accommodation is largely open plan, for maximum flexibility, and the suites can be split from 6,000 sq ft to suit occupier needs.

Short or long term leases will be entertained.

In addition to the office floor, the tenant(s) will share a range of facilities on the ground floor with EnQuest, including; a reception, gymnasium, shower and changing facilities and the cafe.





# Maximum Flexibility Adaptable Workspace



- |                                 |                           |                                |
|---------------------------------|---------------------------|--------------------------------|
| 1..... Annan House              | 8 ..... Train Station     | 14 ..... Pure Gym & Ibis Hotel |
| 2 ..... Freedom House           | 9 ..... Trinity Centre    | 15 ..... City Wharf            |
| 3 ..... PD&MS                   | 10..... Leonardo Hotel    |                                |
| 4 ..... Admiral Court           | 11..... Bus Station       |                                |
| 5 ..... Consort House: Petrofac | 12 ..... The Exchange     |                                |
| 6 ..... Bridge View: Petrofac   | 13 ..... St Magnus House: |                                |
| 7..... Union Square             | CNR International         |                                |

# ANNAN HOUSE

## LOCATION

**Annan House is ideally situated at the corner of Palmerston Road and Raik Road, within the centre of the North Dee Business Quarter (NDBQ), an established city centre business district, adjacent to Union Square and within easy walking distance from Union Street, Aberdeen's main commercial thoroughfare.**

The development is well connected to the public transport hub with the city's main bus terminus and railway station in close proximity. It also offers excellent road connections affording easy access to North Esplanade West, forming part of Aberdeen's inner ring road system, providing links to the north and south of the city.

Facing Annan House is the entrance to Union Square offering amenities to staff including many major retailers, cafes and restaurants. There are also a number of quality hotels within the area. Occupiers in the immediate vicinity include Petrofac, CNR International and PD&MS.

Occupiers within the building include Enquest, 360 Energy, Bumi Armada and Offshore Energies UK.



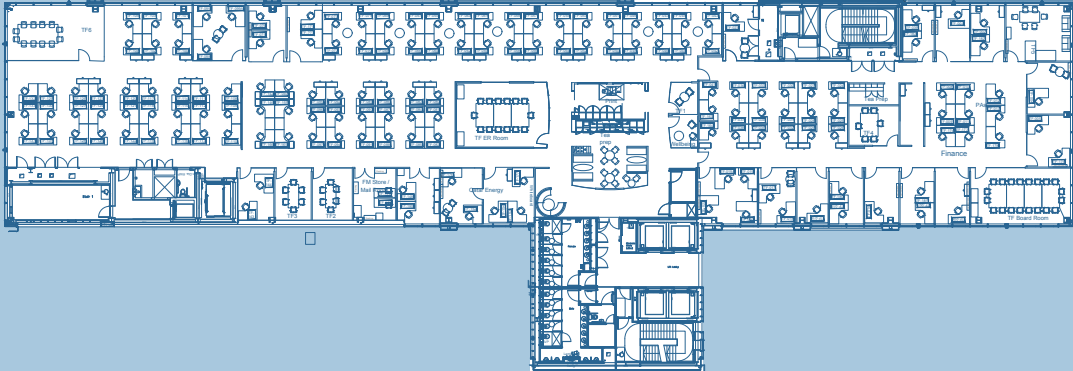
## SUMMARY SPECIFICATION

- > Fully BCO compliant
- > Impressive modern entrance foyer
- > BREEAM Rating 'Very Good'
- > Floor to Ceiling height of 2.8m
- > Fully raised access floors, flood wired with power and data
- > VRV Comfort cooling
- > Suspended ceilings with low energy recessed luminaries
- > 4 x 17 person passenger lifts to all floors
- > Fully DDA compliant
- > External security CCTV
- > External podium with seating area
- > Generous car parking provision
- > 2 x 8 person passenger lifts from car park
- > Suites available from 6,000 sq ft
- > 101 parking spaces are available (1:423 sq.ft)

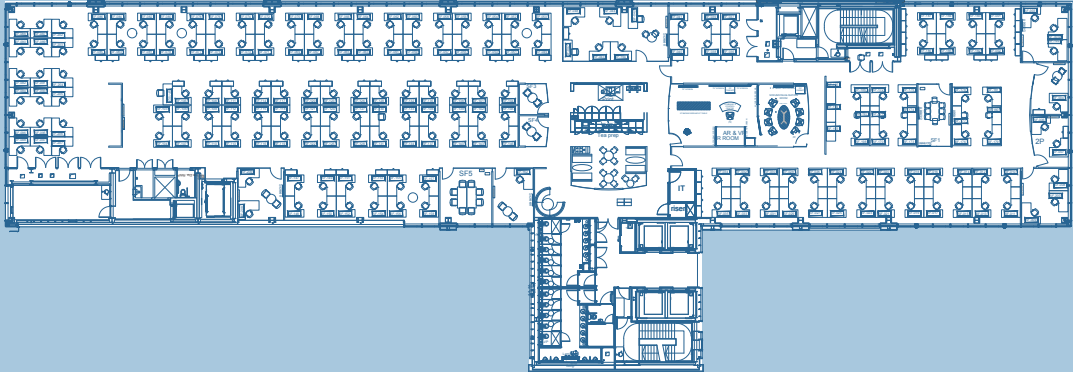
# HIGH SPECIFICATION FULLY FLEXIBLE OPEN PLAN OFFICE SPACE



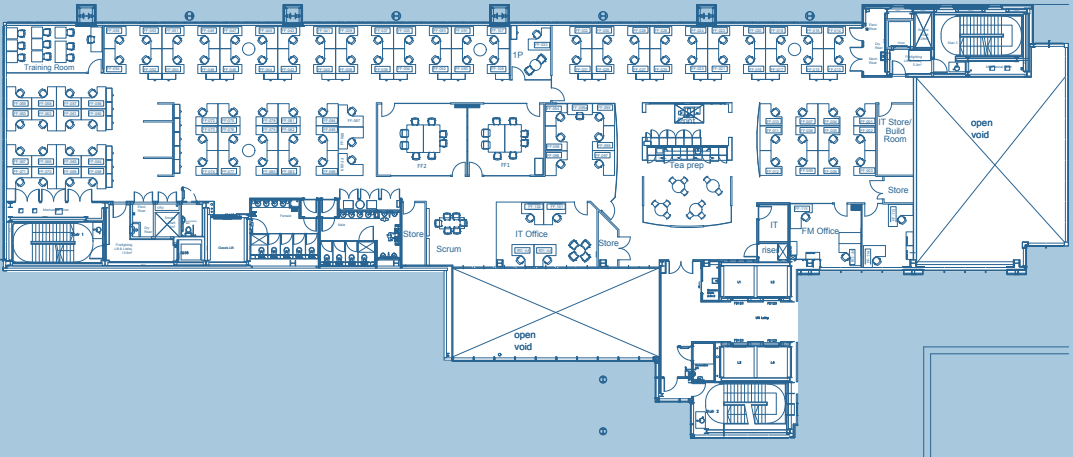
FLOOR 3 :  
16,093 SQ FT  
(1,495.09 SQ M)



FLOOR 2 :  
16,085 SQ FT  
(1,494.35 SQ M)



FLOOR 1 :  
10,634 SQ FT  
(988 SQ M)







## LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Any long term lease will be subject to periodic upwards only rent reviews.

## RENT

On application.

## SERVICE CHARGE

A service charge will be applicable. Estimate available on request.

## RATING

The occupier will be responsible for local authority rates in relation to the accommodation occupied. Estimate available on request.

## VAT

All figures are quoted exclusive of VAT.

## EPC

The building has an EPC Rating of B.

## ENTRY

Available immediately.

FOR FURTHER INFORMATION  
PLEASE CONTACT THE LETTING  
AGENT.

### ARRON FINNIE

T 01224 588866

M 07880 716900

E arron.finnie@ryden.co.uk

### SCOTT FARQUHARSON

T 01224 588866

M 07384543094

E scott.farquharson@ryden.co.uk

**Ryden**.co.uk  
01224 588866

THE CAPITOL  
431 UNION STREET  
ABERDEEN AB11 6DA

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