



ADDRESSING YOUR BUSINESS NEEDS

7 QUEEN'S GARDENS

23 RUBISLAW DEN NORTH

96 ROSEMOUNT VIADUCT



Skene Business Centres are the most experienced providers of Serviced Offices, Virtual Offices and Meeting Rooms in Aberdeen, Scotland.

Established in 1984, Skene Business Centres are part of The Skene Group, which also owns Skene House HotelSuites and Inchmarlo Retirement Village.

As a family business, we are passionate about providing excellent service and determined to help your business succeed.

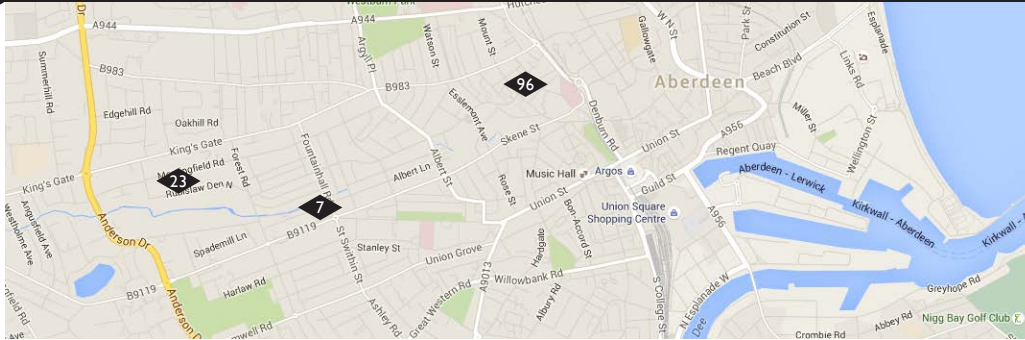
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**7 Queen's Gardens
Aberdeen
AB15 4YD
Scotland**



23 RUBISLAW DEN NORTH



**23 Rubislaw Den North
Aberdeen
AB15 4AL
Scotland**



96 ROSEMOUNT VIADUCT



**96 Rosemount Viaduct
Aberdeen
AB25 INX
Scotland**

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7 Queen's Gardens is located in the middle of a Victorian terrace, with shared gardens to the front, and private gardens and car parking to the rear. Queen's Gardens is parallel to Queen's Road and next to Queen's Cross, which is the heart of the west end of Aberdeen.

The Business Centre is close to Union Street (Aberdeen's main shopping street) and the A90 (Anderson Drive), so Aberdeen Airport may be reached within 20 minutes.

7 Queen's Gardens exclusively occupies three four-storey interconnected townhouses, comprising a mix of fully furnished private and shared offices (ranging in size from 1 to 8 desks), reception, boardroom, meeting room, kitchens and shower facilities. The private gardens have outdoor furniture, a smoking shelter and a secure bike rack. Free private car parking is provided on site for clients and visitors. Reserved spaces and secure garages may also be available.

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23 Rubislaw Den North is located in one of the most affluent residential streets in the west end of Aberdeen, giving clients a prestigious business address. Although situated in a quiet residential area, the Business Centre is close to Queen's Road, the Hill of Rubislaw and the A90 (Anderson Drive), so Aberdeen Airport may be reached within 20 minutes.

The Business Centre exclusively occupies a striking two-storey detached granite building, comprising a mix of fully furnished private and shared offices (ranging in size from 1 to 8 desks), reception, boardroom, kitchen and shower facilities.

23 Rubislaw Den North is surrounded by private gardens, which have outdoor furniture, a patio with views over Rubislaw Den, a smoking shelter and a secure bike rack. Free private car parking is provided on site for clients and visitors.

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96 Rosemount Viaduct is located in the same building as Skene House Rosemount in the city centre of Aberdeen, just a few minutes' walk from Union Terrace Gardens and Union Street, and just a few minutes' drive from Aberdeen Train Station and Union Square Shopping Centre. Skene House Rosemount is a prominent and traditional granite building, which occupies an entire block of property along Rosemount Viaduct. There is a parade of shops along the front of Skene House Rosemount.

The Business Centre provides a mix of fully furnished private offices (ranging in size from 1 to 2 desks), reception, boardroom and kitchen facilities. Private car parking may be available for rent.

Clients may also take advantage of some facilities and services available to Skene House Rosemount's guests, including the business lounge and Skene House ConferenceSuites.

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As our serviced office client, you may benefit from the following services and amenities:

- ◆ fully furnished and equipped offices, kitchens and shower facilities
- ◆ elegant and impressive meeting rooms, business lounges and break-out areas
- ◆ private car parking on site
- ◆ private and secluded gardens with outdoor furniture, smoking shelters and secure bike racks
- ◆ reception, switchboard, post, maintenance and housekeeping services
- ◆ IP and digital switchboards with DDI numbers and voicemail messaging systems
- ◆ dedicated leased line internet connection
- ◆ presentation equipment and a colour printer, scanner, copier and fax machine
- ◆ secure and protected access – 24/7/365

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Our Virtual Office service offers an ideal and cost-effective solution for companies which want to establish an office presence with a professional reception service and/or mailing address at short notice, but without the capital investment.

We operate a Virtual Office service from our Business Centres at 7 Queen's Gardens and 23 Rubislaw Den North to give clients a choice of prestigious locations in the west end of Aberdeen, and the impression that they have an actual office presence.

Virtual Office clients are also entitled to benefit from the same office facilities, support services and IT equipment available to serviced office clients at any Skene Business Centre for the same charge, including Meeting Rooms. Skene Business Centres provide three options for a Virtual Office (Bronze, Silver and Gold) and can also provide a bespoke service to meet your specific requirements.

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Skene Business Centres have a range of options to enable you to hold a meeting or conference in a professional, impressive and cost-effective manner. We have a variety of room sizes and styles in the west end and city centre locations with private on site car parking. Meeting Rooms can be set up in classroom, u-shaped, theatre or boardroom configurations including the following formats and capacities:

- ◆ interview rooms – for 2 or 3 people
- ◆ meeting rooms – for up to 8 people
- ◆ boardrooms – for up to 18 people
- ◆ conference rooms – from 10 to 90 people

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For more information or to arrange a viewing, please contact the Manager, Maeghan Cuthill:

01224 620067

maeghan.cuthill@skenebusinesscentres.com



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