

“PLUG + PLAY”
OFFICES

TO LET: CITY CENTRE OFFICE SUITES FROM 472.8 SQ.M. (5,089 SQ.FT.) 15 CAR SPACES FLEXIBLE LEASE TERMS AVAILABLE



ND
BQ NORTH DEE BUSINESS QUARTER

CENTURIONCOURT

ABERDEEN AB11 5QH

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Centurion Court is an established office building located in a highly strategic location.

Prominently positioned on North Esplanade West, Centurion Court enjoys principal road frontage in a corporate environment of exceptional quality. The immediate area is recognised as the North Dee Business Quarter, a city centre business district with 300,000 sq.ft of office space recently built in this revitalised area.

The location offers excellent road connections affording easy access to both north and south of the city. The nearby Union Square is home to major retailers such as M&S, Next, Apple, and a host of restaurants such as Wagamama & Yo Sushi.

VIBRANT + ACCESSIBLE

Established office destination within the city centre with excellent accessibility and amenity for employees/visitors.

Excellent views over Aberdeen city centre and the River Dee.

5 minute walk from Aberdeen Railway Station, Bus Terminus and the Union Square retail and leisure development.

Strategically located on Aberdeen's inner city ring road system.

One of the most prominent office developments in the city.

Flexible lease terms available.



CENTURION COURT

- | | |
|-----------------------|-----------------------------|
| 1 Centurion Court | 8 Trinity Shopping Centre |
| 2 Ardent West - PD&MS | 9 Jurys Inn |
| 3 Admiral Court | 10 Union Square |
| 4 Freedom House | 11 EnQuest / Worely Parsons |
| 5 Neptune Energy | 12 Consort House - Petrofac |
| 6 Liberty House | 13 Bridge View - Petrofac |
| 7 Pilgrim House - FSA | |

Centurion Court is a fully modernised and fitted out office. It offers the occupier flexible and extremely cost effective “plug + play” accommodation. A bespoke management solution can be provided depending on the exact requirement of the occupier.

HIGHLY SPECIFIED

- Air conditioning
- Raised access floors
- Fully fitted out
- Ability to provide a fully serviced office

Each of the suites has the benefit of kitchen and breakout space, print/copy stations and male and female toilets. The first floor suites have access to a shower room.

THE SPACE

SQ.M SQ.FT

FIRST FLOOR

North Suite **LET**

South Suite **LET**

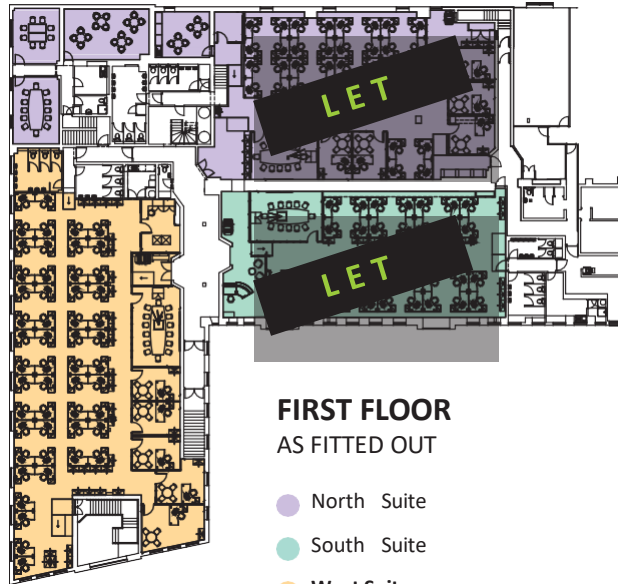
FIRST FLOOR 472.8 5,089

GROUND FLOOR 696.8 7,500

TOTAL AVAILABLE SPACE 1,169.6 12,589

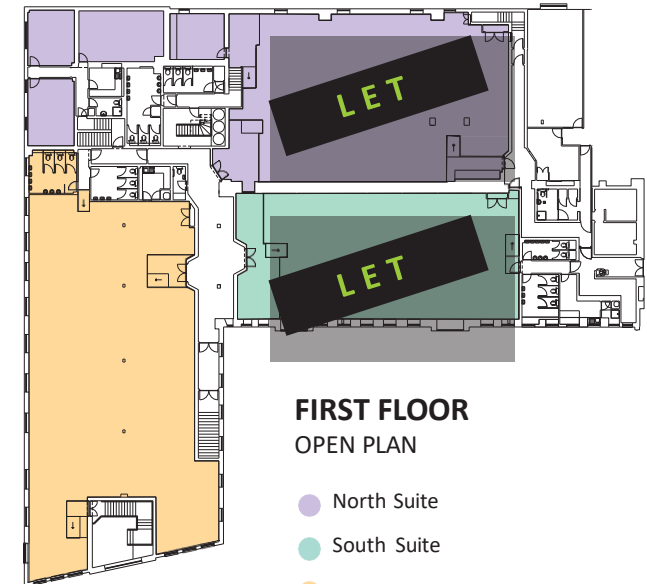
The floors are available as a whole or as two separate suites.

15 car spaces are provided on site with the accommodation.



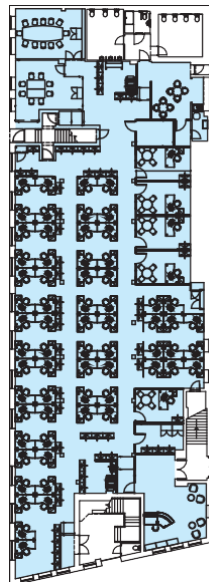
FIRST FLOOR
AS FITTED OUT

- North Suite
- South Suite
- West Suite
LAST REMAINING SUITE

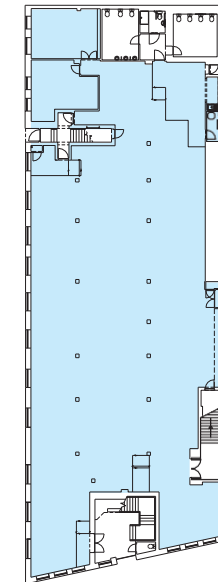


FIRST FLOOR
OPEN PLAN

- North Suite
- South Suite
- West Suite
LAST REMAINING SUITE



GROUND FLOOR
AS FITTED OUT



GROUND FLOOR
OPEN PLAN



LEASE LENGTH

Flexible lease terms are available.

RENT

On application.

EPC

The building has an EPC rating of 'E'.

RATING

The incoming tenant will be responsible for the payment of Local Authority Rates. The subjects are entered in the Valuation Roll as follows:

Ground Floor RV £121,000

First Floor RV £77,500

The incoming occupier will have the right to appeal these assessments.

FOR FURTHER INFORMATION CONTACT THE JOINT LETTING AGENTS:



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CENTURION COURT

ABERDEEN AB11 5QH



The North Dee Business Quarter is a vibrant city centre business district. This has been underlined by the recent expansion of high quality occupiers choosing this highly strategic business location.

Petrofac, Enquest, and Neptune Energy have a significant presence in the area and plans have already been formulated for further substantial Grade A office development across the Quarter.

NORTH DEE BUSINESS QUARTER

A DEVELOPMENT BY



Important: These particulars do not form part of any contract. Neither the letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. September 2021.