

# Serviced Offices

# Innovation

# Centre

Exploration Drive, Bridge of Don  
Aberdeen AB23 8GX

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To Let  
2 to 10 person affordable serviced office rooms  
Available on highly flexible terms

[www.aberdeenenergypark.com](http://www.aberdeenenergypark.com)





**Innovation Centre is a modern serviced office centre set in the heart of Aberdeen Energy Park. The centre provides a mix of 2 to 10 person serviced office rooms that are available on highly flexible terms.**

**Centre benefits:**

- Flexible furnished office suites
- Category 5e structured data cabling
- Staff welfare area
- Conference room
- Tenant and visitor parking
- Access to shared high speed fibre connection
- Access to Aberdeen Energy Park digital IP telephone system
- Beautiful and peaceful mature green landscaped environment
- Access to reception facilities in nearby Enterprise Centre for mail/deliveries
- Larger meeting/conference rooms available to hire at competitive rates at both Aberdeen Innovation and Energy Parks
- Fast access to the new Third Don Crossing
- Utilities, cleaning & repairs all included in occupancy costs

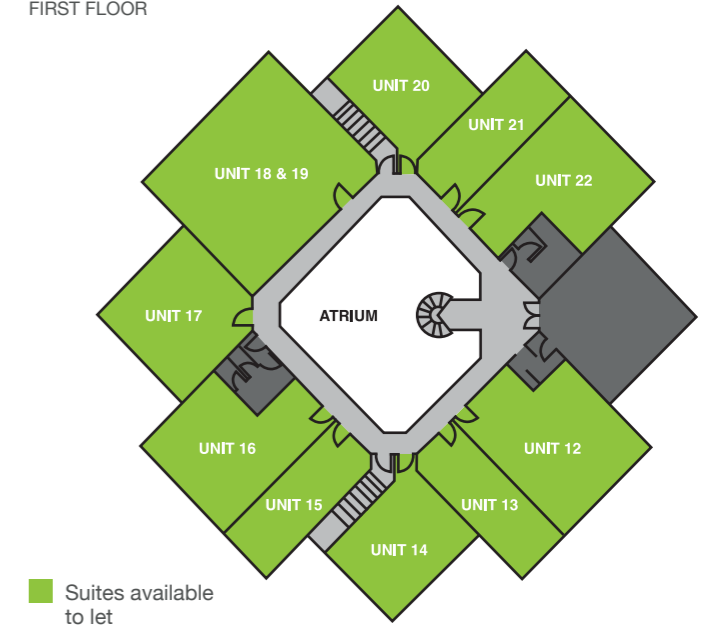


**Accommodation**

Available Suites	SQ M	SQ FT
12	50.40	542
13	27.30	294
14	35.10	378
15	26.80	288
16	45.70	492
17	41.70	449
18 & 19	83.30	897
20	35.20	379
21	27.90	300
22	44.70	481

**Indicative Floor Plan**

FIRST FLOOR



**\* Included within monthly cost:**

- Quality furnished office
- Electricity
- Cleaning
- Office repairs
- Access to conference room with AV facilities
- Connection to shared high speed fibre service
- Access to car park

\* Occupancy costs exclude all local authority rates, contents insurance and telephone.



**Licence Terms**

Suites are available on flexible licence or lease agreements.

**Occupancy Costs**

On application.

**Entry**

The offices are available for immediate occupation, subject to conclusion of the licence/lease agreement.

**Legal Costs**

Each party to bear their own legal costs arising from the transaction.

**EPC**

The property has an Energy Performance Rating of G. A copy of the certificate is available upon request.



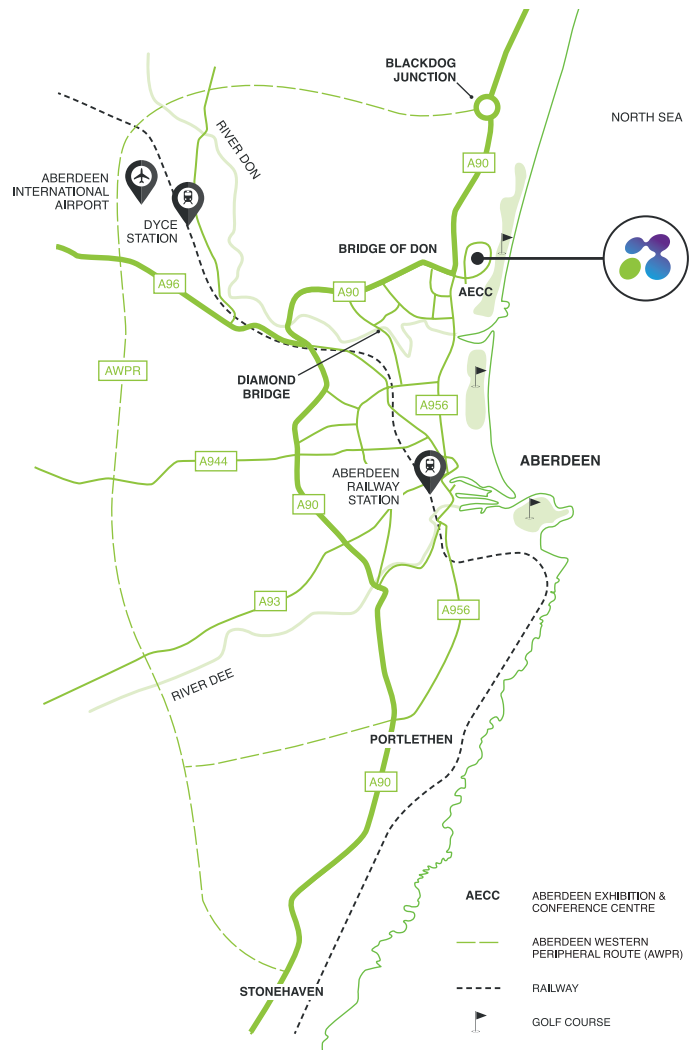
### Viewing and Further Information

For all enquiries relating to Innovation Centre, please contact the Park's Management Team:

**Mark Napier**  
 Parks Director  
 mark.napier@gva.co.uk  
 0141 305 6360

**Cherry Paton**  
 Parks Manager  
 cherry.paton@aberdeenenergypark.com  
 01224 933 100

[www.aberdeenenergypark.com](http://www.aberdeenenergypark.com)



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