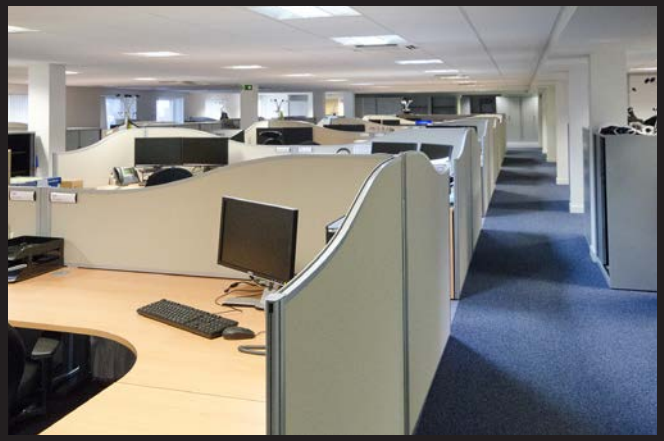
"PLUG + PLAY" OFFICES

TO LET: CITY CENTRE OFFICE SUITES FROM 472.8 SQ.M. (5,089 SQ.FT.)

15 CAR SPACES FLEXIBLE LEASE TERMS AVAILABLE



CENTURION COURT

ABERDEEN AB11 5QH

NDBQ NORTH DEE BUSINESS QUARTER

CENTURION COURT

ABERDEEN AB11 5QH

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 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

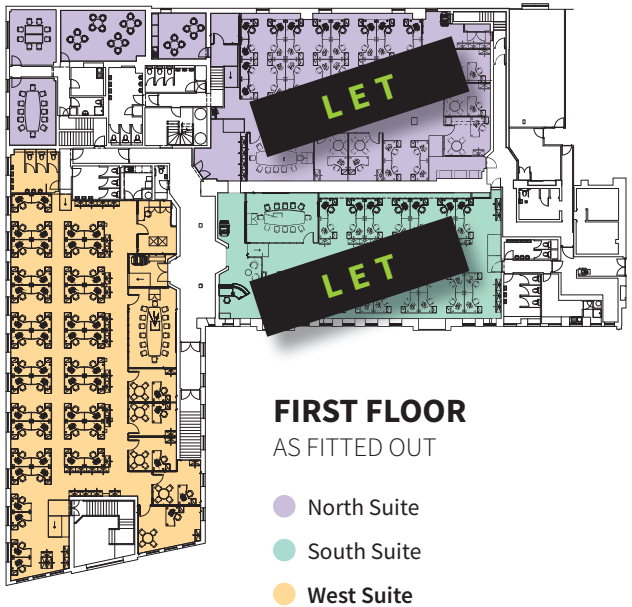
Each of the suites has the benefit of kitchen and breakout space, print/copy stations and male and female toilets. The first floor suites have access to a shower room.

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.

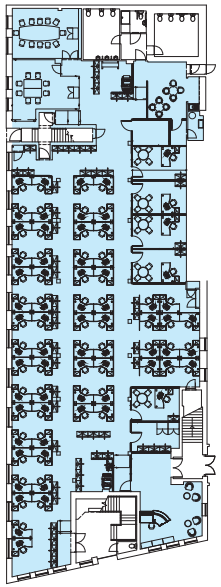


FIRST FLOOR
AS FITTED OUT

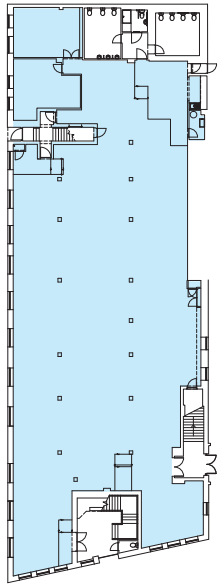
- North Suite
- South Suite
- **West Suite**
  LAST REMAINING SUITE

FIRST FLOOR
OPEN PLAN

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



GROUND FLOOR
AS FITTED OUT



GROUND FLOOR
OPEN PLAN

CENTURION COURT

ABERDEEN AB11 5QH

ND BQ

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

CROMDALE LIMITED

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 resonsible 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 assesments.

FOR FURTHER INFORMATION CONTACT THE JOINT LETTING AGENTS:

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