



Centred Around Progress





Modern Efficient Space

The IQ Building is a highly prestigious office asset located in the heart of Aberdeen city centre.

Newly refurbished common areas, including a new reception and business lounge / break-out areas. The space is ideal for effective collaborative working, all under a beautiful sun-lit atrium.

BUILDING



Central Location

Just 2 mins walk away from bustling Union Street and less than a mile from Aberdeen's train station.



Flexible floor split

The floor plates can be sub-divided to accommodate the specific needs and preferences of individual occupiers.



Energy Efficient

The IQ Building has achieved a BREEAM certification of 'Very Good'.





Thinking space

A significant investment has been made into the iQ Building that offers tenants, their employees and customers a true sense of arrival.

With a new reception, business lounge and break-out area, all under a naturally-lit central atrium, the iQ building is the perfect workspace for businesses in Aberdeen's city centre.



New business lounge | ↑







Specification

BUILDING



4 storey atrium



Low energy displacement air conditioning



LG7 lighting



EPC rating 'B'



Staff breakout facilities



BREEAM Very Good



Open plan office floor plates



Full raised access flooring (150mm)



Male and female toilet and shower facilities



Secure basement parking space



ActiveScore Gold rating

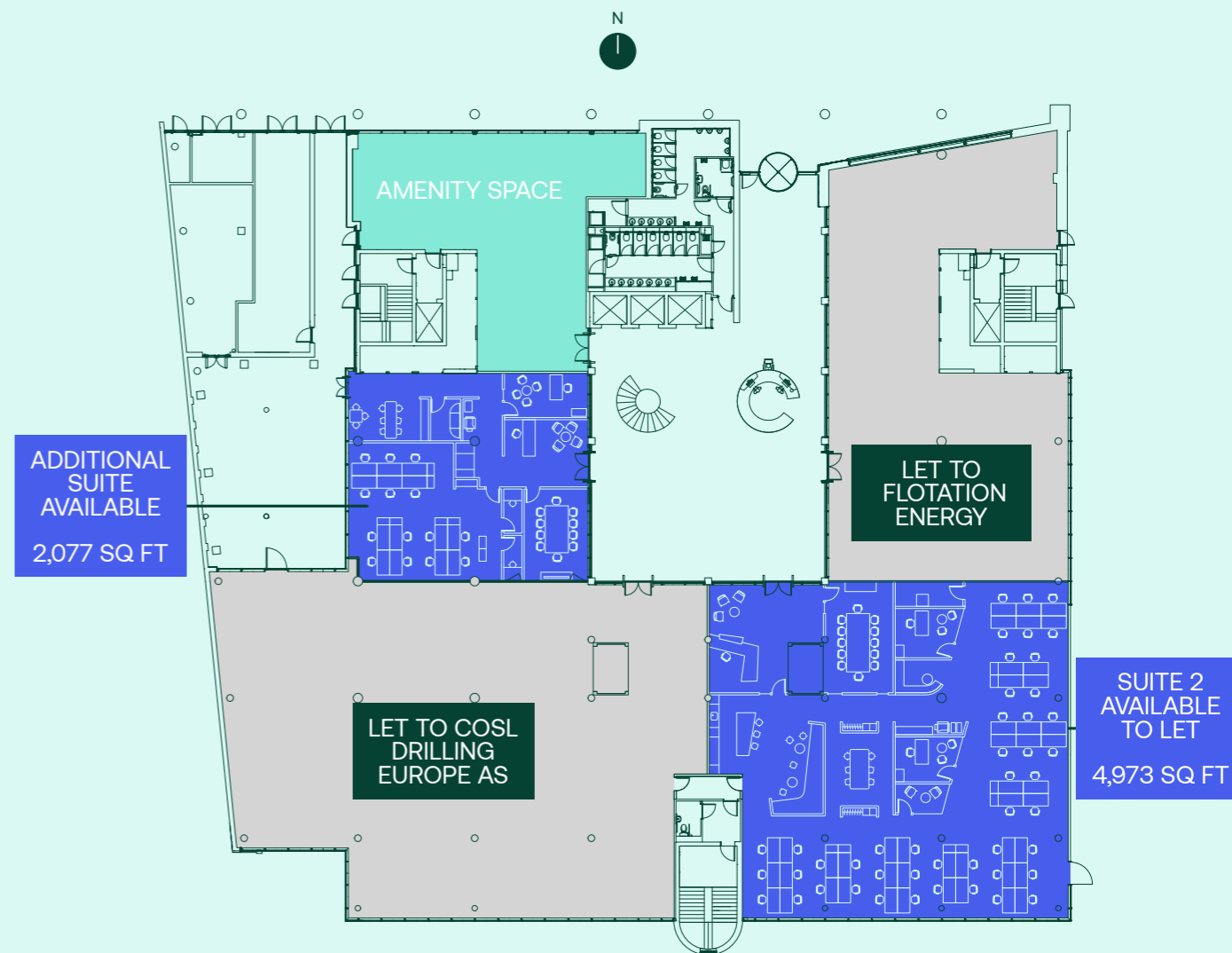


Available Space

Offer
25,363 sq ft Second
22,111 sq ft First
7,050 sq ft Ground

Second	25,363 sq ft	2,356 sq m
First	22,111 sq ft	2,054 sq m
Ground	7,050 sq ft	655 sq m
Total	54,524 sq ft	5,065 sq m

Ground



Indicative space plan.
 Turnkey option available.

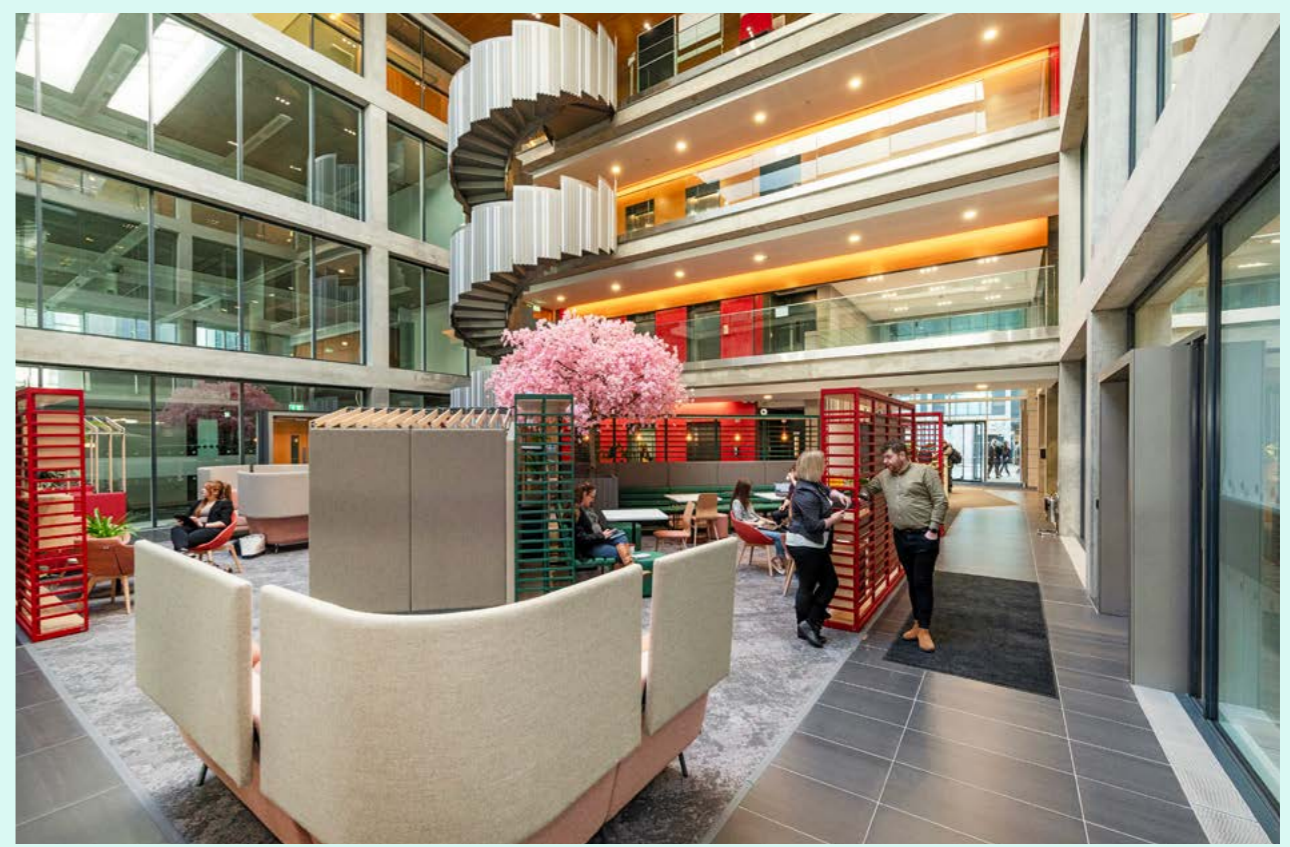
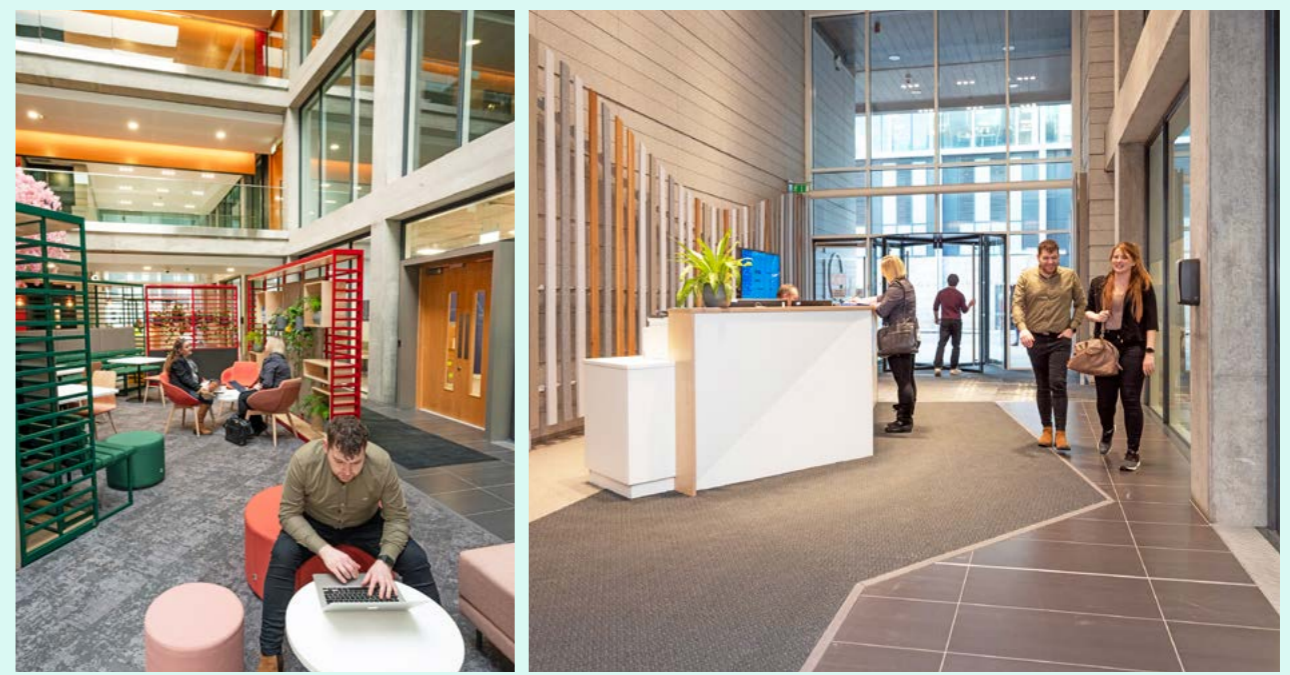
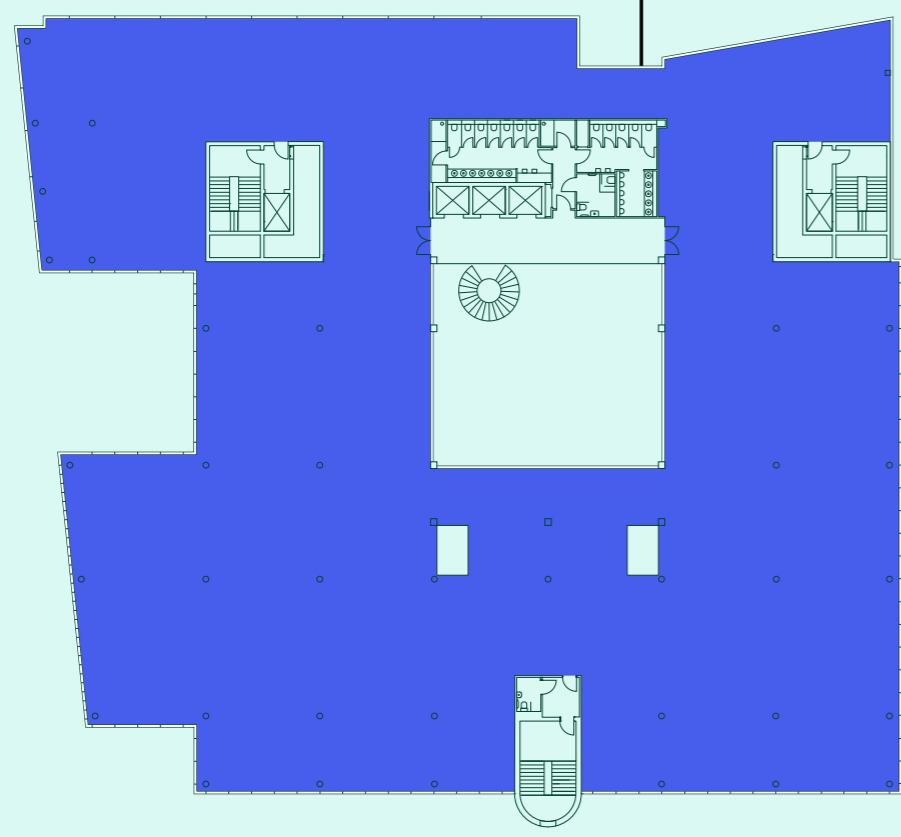
Indicative plan only. Not to scale.



First



22,111 SQ FT
2,054 SQ M



Turnkey option available.

Indicative plan only. Not to scale.



Second

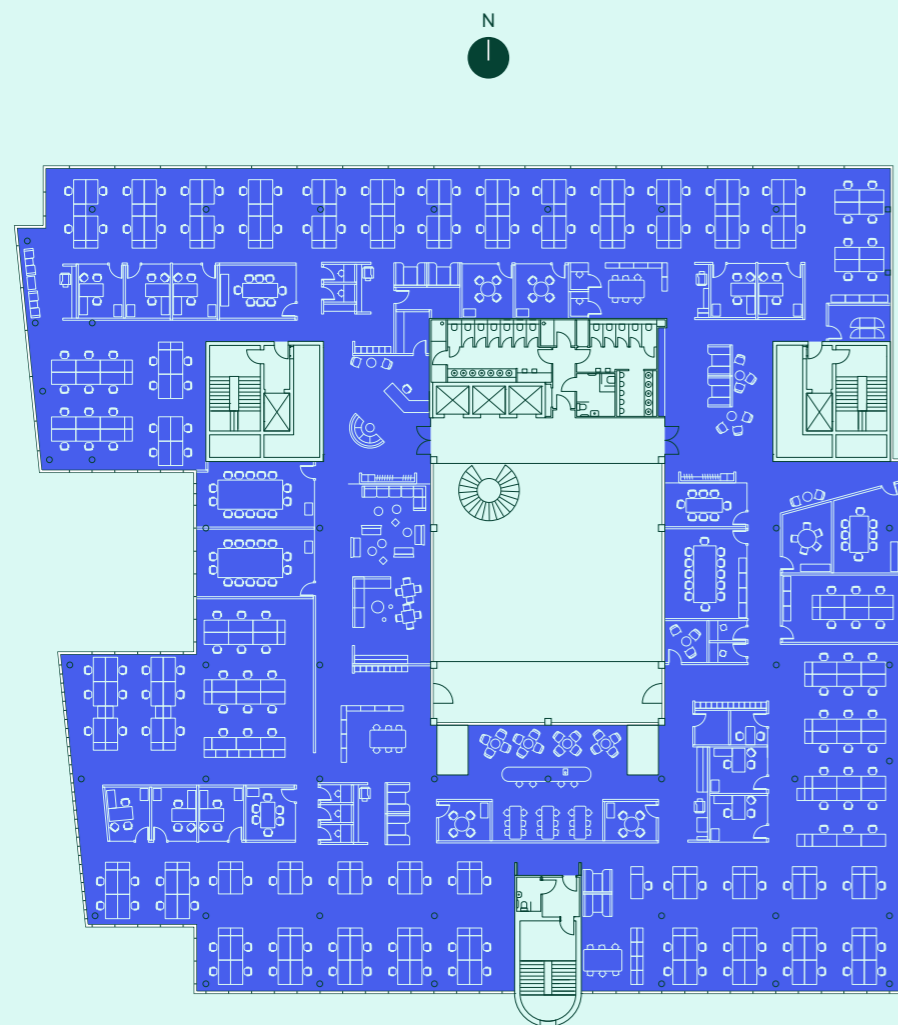


Turnkey option available.

Indicative plan only. Not to scale.



Spaceplan



Indicative of first and second floor layout

Indicative plan only. Not to scale.







Aberdeen The Energy Capital of Europe

Aberdeen is now, second only to Houston, the world's leading centre for offshore energy expertise. In addition to north sea oil and gas exploration, the city is the forerunner in the energy transition to renewables, reinforcing Aberdeen's position as a global energy hub.





Attracting Rapid Investment

As a city, Aberdeen continues to develop its standing as a key centre for business – especially for the energy / renewables and life sciences / technology sectors.

Aberdeen has access to a pool of world-class talent which the city is ready to entertain. More and more shops, restaurants and other amenities are choosing to call Aberdeen their home.

Established Business Community

Aberdeen is home to:

Aberdeen in figures:

1st

Wealthiest city in Scotland.

14%[^]

Average income 14% above UK Average.



6th

Ranked 6th best in the UK in the Demos-PwC Good Growth for Cities Index 2019, beating Edinburgh and Glasgow.



£30m

Recent investment in Aberdeen music hall and £30 million Art Gallery adding to a range of museums, cinemas and venues.



£20m

£20 million regeneration of Union Terrace Gardens.



25/100

25 of Scotland's top 100 businesses are located in Aberdeen.



£350m

A significant investment in 2020 to the Aberdeen South Harbour. With these state-of-the-art marine support facilities, Aberdeen is now the largest port in Scotland, in terms of berthage.



ABERDEEN HARBOUR

ABERDEEN RAILWAY STATION

BUS STATION

UNION SQUARE

BON ACCORD CENTRE

TRINITY CENTRE

UNION TERRACE GARDENS

UNION STREET

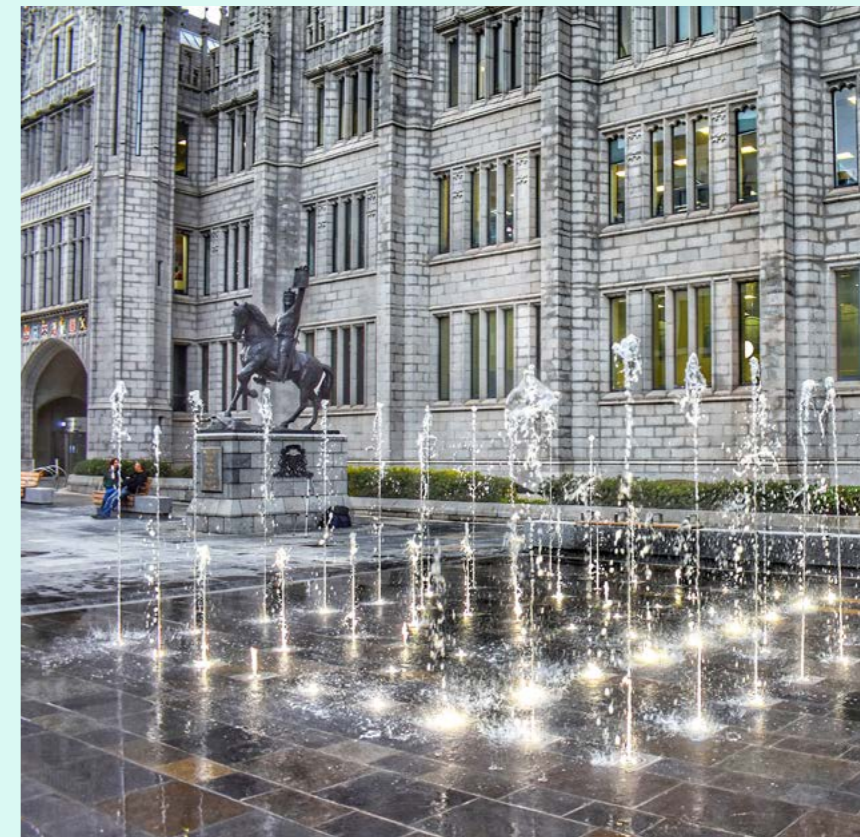
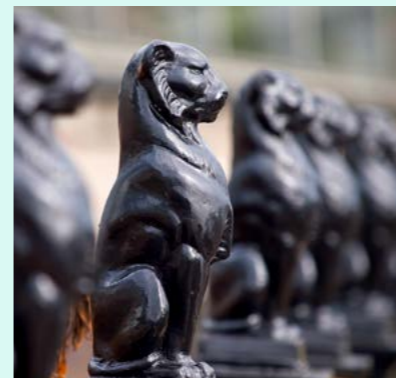
BON ACCORD TERRACE GARDENS





Robert Burns Statue, Union Terrace Gardens | ↑

Kelly's Cats, Union Bridge | ↓



Marischal College | ↑



Aberdeen Music Hall | ↑



Nuart Street Art Festival, Aberdeen Market | ↑



Castlegate Well & Clocktower | ↑



Sir Duncan Rice Library, Aberdeen University | ↑



The Granite City – That's Far From Grey

Aberdeen has both the benefits of a modern city, with fantastic transport links and a bustling business environment, whilst situated on the coast with spectacular scenery.



Over A Mile of Prime Retail

Located just off Union Street and a short walk away from Union Square, the centre for all of Aberdeen's best independent and popular retailers, prime shopping and amenity is on the doorstep.

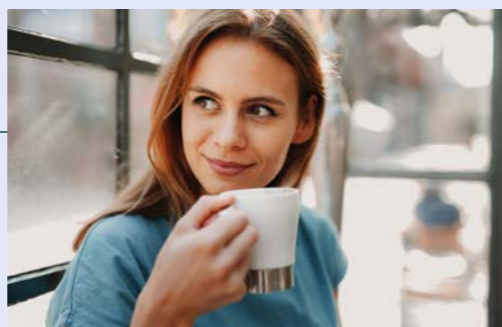
Everything from fine dining and fast food, to unique pieces and big brands can be found within a 10 minute walk.



Bon Accord Shopping Centre | ↑



Union Square Retail | ↑



Foodstory Café | ↑

Big Names & Boutique Brands



BEAVERBROOKS

M&S
EST. 1884

LAKELAND



W
Waterstones

PRIMARK

SIX *by* NICO



TRAILFINDERS
THE TRAVEL EXPERTS



HIS MAJESTY'S
THEATRE

MUSIC
HALL

AMARONE



RETAIL



FOOD & DRINK



HEALTH & LEISURE

- 01 Primark
- 02 Tag Hueur
- 03 Beaverbrooks
- 04 Lakeland
- 05 Trailfinders
- 06 Marks and Spencer
- 07 Waterstones
- 08 Next

- 01 Pret a Manger
- 02 Pizza Express
- 03 Amarone
- 04 Café Andaluz
- 05 Sainsbury's Local
- 06 Starbucks
- 07 Six by Nico
- 08 Molly Malones
- 09 Brewdog

- 01 Nuffield Health Centre
- 02 Music Hall
- 03 His Majesty's Theatre
- 04 Aberdeen Maritime Museum
- 05 Aberdeen Art Gallery

Taking You Further

Ample bus, train and plane links are available across the city.

However you choose to get to the IQ Building, the offices are equipped with secure basement parking and located in close proximity to the major transport routes.



A90

The A90 Aberdeen Western Peripheral Route is a 13 minute drive away and the city has plenty of car parking facilities.



17 mins

Aberdeen International airport provides a regular service to major UK and European cities, serving more than 3 million travellers a year.



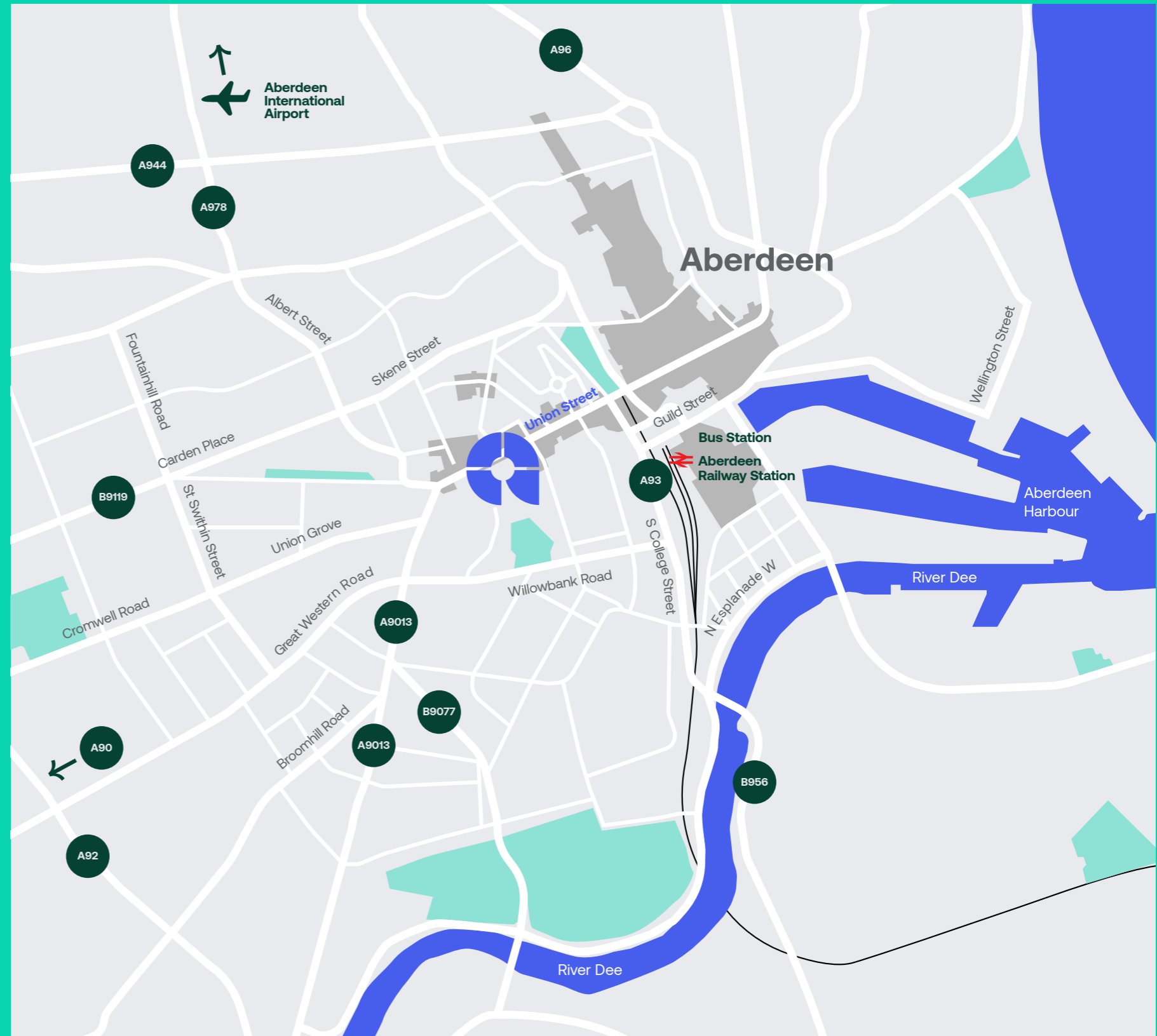
10 mins

Aberdeen railway station is just a 10 minute walk with connections to Edinburgh in 2.5 hours and further afield to Glasgow in 3 hours.



4.2m

Aberdeen's commercial port is one of the busiest in the UK. Over 4.2 million tonnes of freight is transported annually. Cruiseliners are also launching Aberdeen into a new tourism market.





mapletree

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts (“REITs”) and eight private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (“UK”) and the United States (“US”). As at 31 March 2023, Mapletree owns and manages S\$77.4 billion of office, retail, logistics, industrial, data centre, residential and student accommodation properties.

The Group’s assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

For more information, please visit www.mapletree.com.sg

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