



# Centred Around Progress





# Modern Efficient Space

BUILDING

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.



## 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 15,000 sq ft floor plate has the capability to be split in order to meet a variety of businesses' requirements.



## Energy Efficient

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



Building frontage

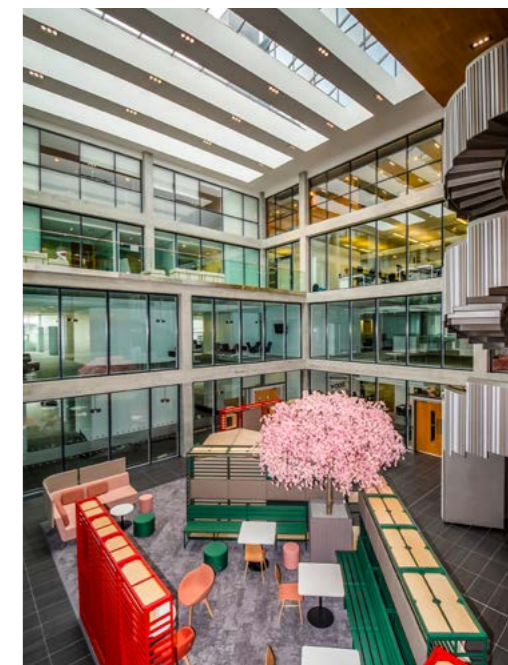




# Thinking space

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 | ↑





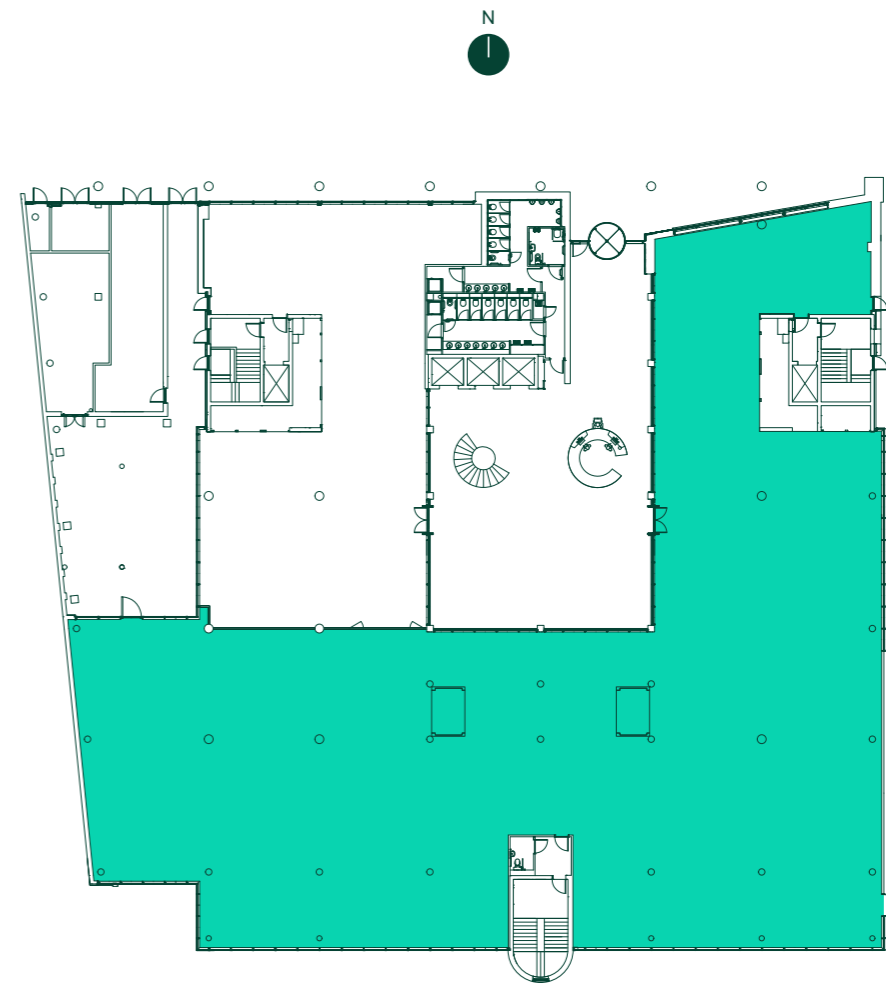


## Specifications

## Available Space

BUILDING

4 storey atrium	Low energy displacement air conditioning	LG7 lighting	Open plan office over one floor plate	Full raised access flooring (150mm)	
Male and female toilet and shower facilities	EPC rating 'B'	Staff breakout facilities	BREEAM Very Good	Secure basement parking space	ActiveScore Gold rating



**GROUND FLOOR**  
 1,440.1 sq m | 15,501 sq ft

Indicative only. Not to scale



## Plug & play ready



### SUITE 3

355 sq m | 3,821 sq ft

Fully fitted out and furnished grade 'A' office suite ready for immediate occupation

Indicative 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 in figures:

# 1st

Wealthiest city in Scotland.



## 6th

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



## 25/100

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

# 14%<sup>^</sup>

Average income 14% above UK Average.



## £30m

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



## £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.



## £20m

£20 million regeneration of Union Terrace Gardens.

### Aberdeen is home to:




BON ACCORD CENTRE

UNION TERRACE GARDENS

TRINITY CENTRE

UNION STREET

BUS STATION

ABERDEEN RAILWAY STATION

UNION SQUARE

ABERDEEN HARBOUR

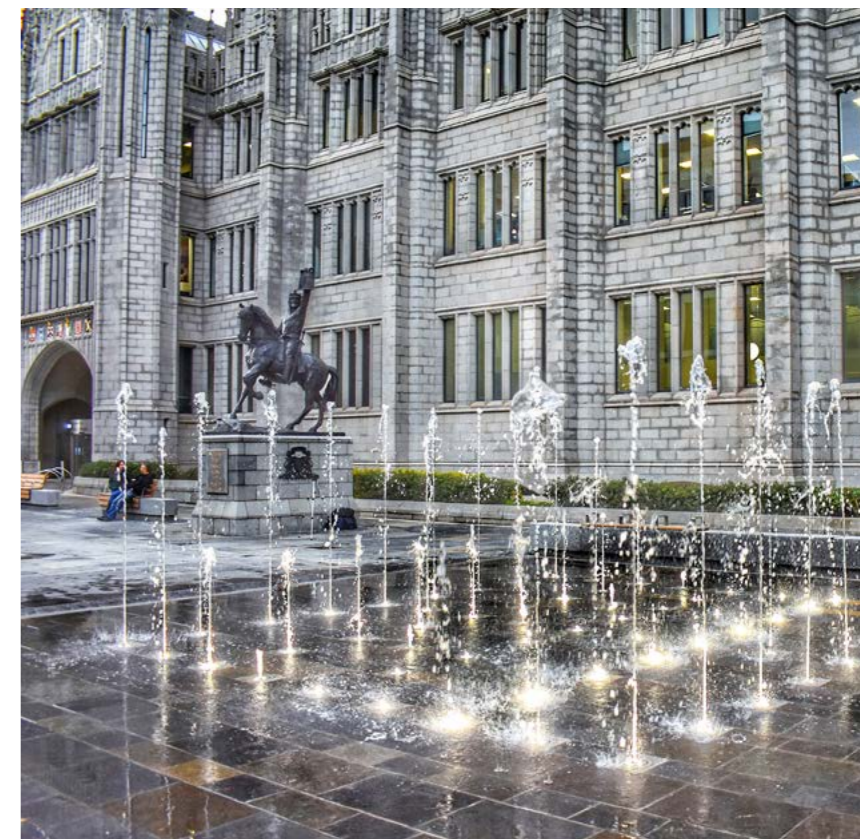
BON ACCORD TERRACE GARDENS





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.

Foodstory Café | ↓

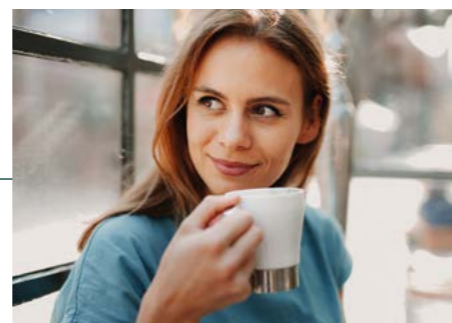


Bon Accord Shopping Centre | ↑



Union Square Retail | ↑

AMENITY



## Big Names & Boutique Brands

MOLTON BROWN LONDON	BEAVERBROOKS	M&S EST. 1884	LAKELAND
BREWDOG	W Waterstones	PRIMARK	SIX <sup>by</sup> NICO
Cafe Andaluz	TRAILFINDERS THE TRAVEL EXPERTS	PRET ★ ORGANIC COFFEE ★ ★ NATURAL FOOD ★	HIS MAJESTY'S THEATRE
MUSIC HALL	AMARONE	Nuffield Health	PIZZA EXPRESS



 RETAIL

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

 FOOD & DRINK

- 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

 HEALTH & LEISURE

- 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.

LOCATION



## 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

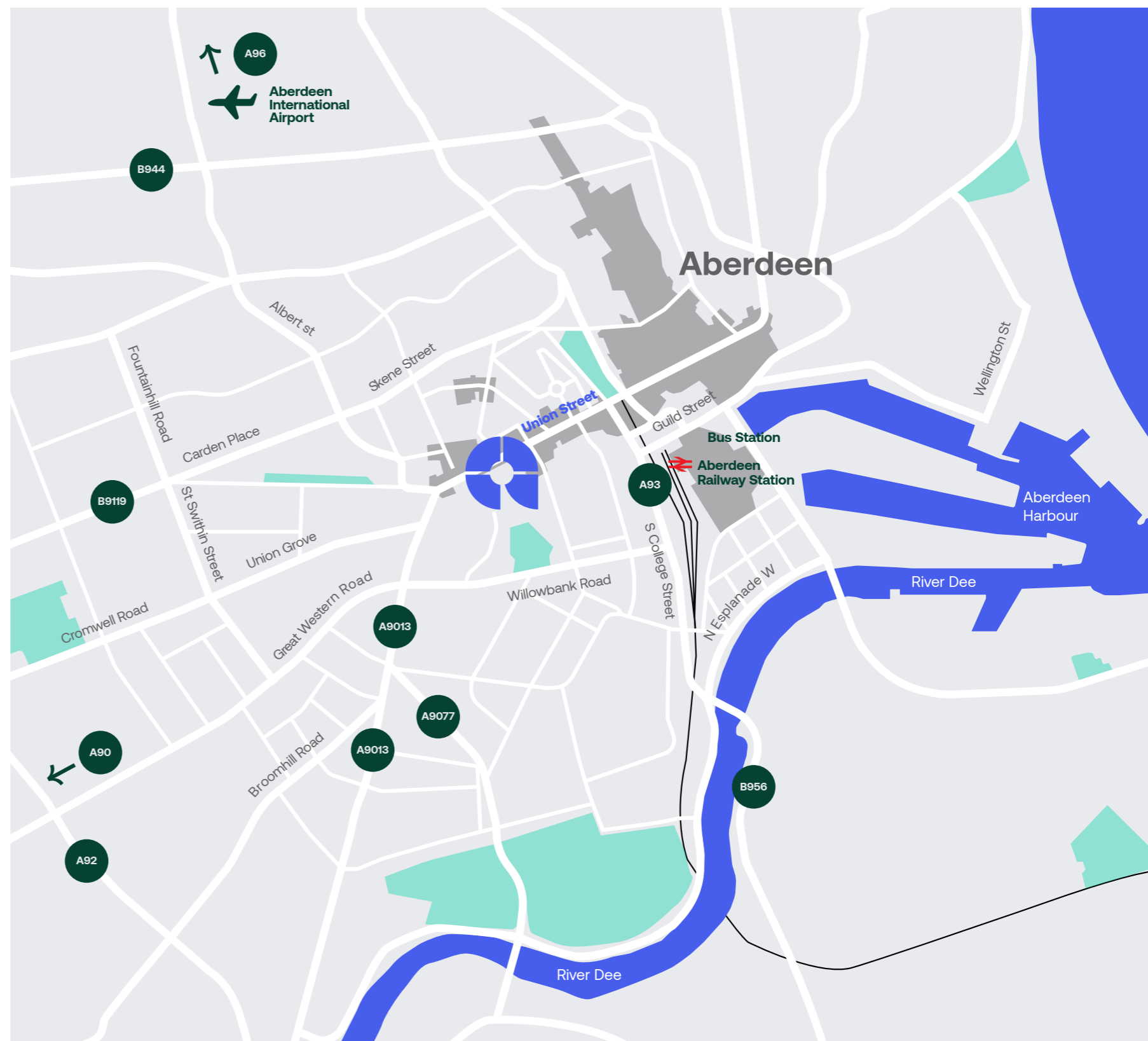
Aberdeen railway station is just a 10 minute walk with connections to Edinburgh in 2.5 hours and further afield to Glasgow in 3 hours.



## 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.







The IQ Building is owned by Mapletree, a leading real estate development, investment, capital and property management company headquartered in Singapore. 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.

As at 31 March 2021, Mapletree owns and manages S\$66.3 billion (£35.5 billion), comprising office, retail, logistics, industrial, data centre, residential and lodging properties. The Group manages four Singapore-listed real estate investment trusts (“REITs”) and five 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”).

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](http://www.mapletree.com.sg)

## Leasing Agent



Matthew Park  
01224 415 951  
[matthew.park@knightfrank.com](mailto:matthew.park@knightfrank.com)

Knight Frank  
4 Albert Street  
Aberdeen AB25 1XQ

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members’ names. If we use the term ‘partner’ when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. September 2022

siren | 020 7478 8300 | [sirendesign.co.uk](http://sirendesign.co.uk) | S012772



[iQaberdeen.co.uk](http://iQaberdeen.co.uk)