



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.



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
		
Open plan office floor plates	Full raised access flooring (150mm)	Male and female toilet and shower facilities

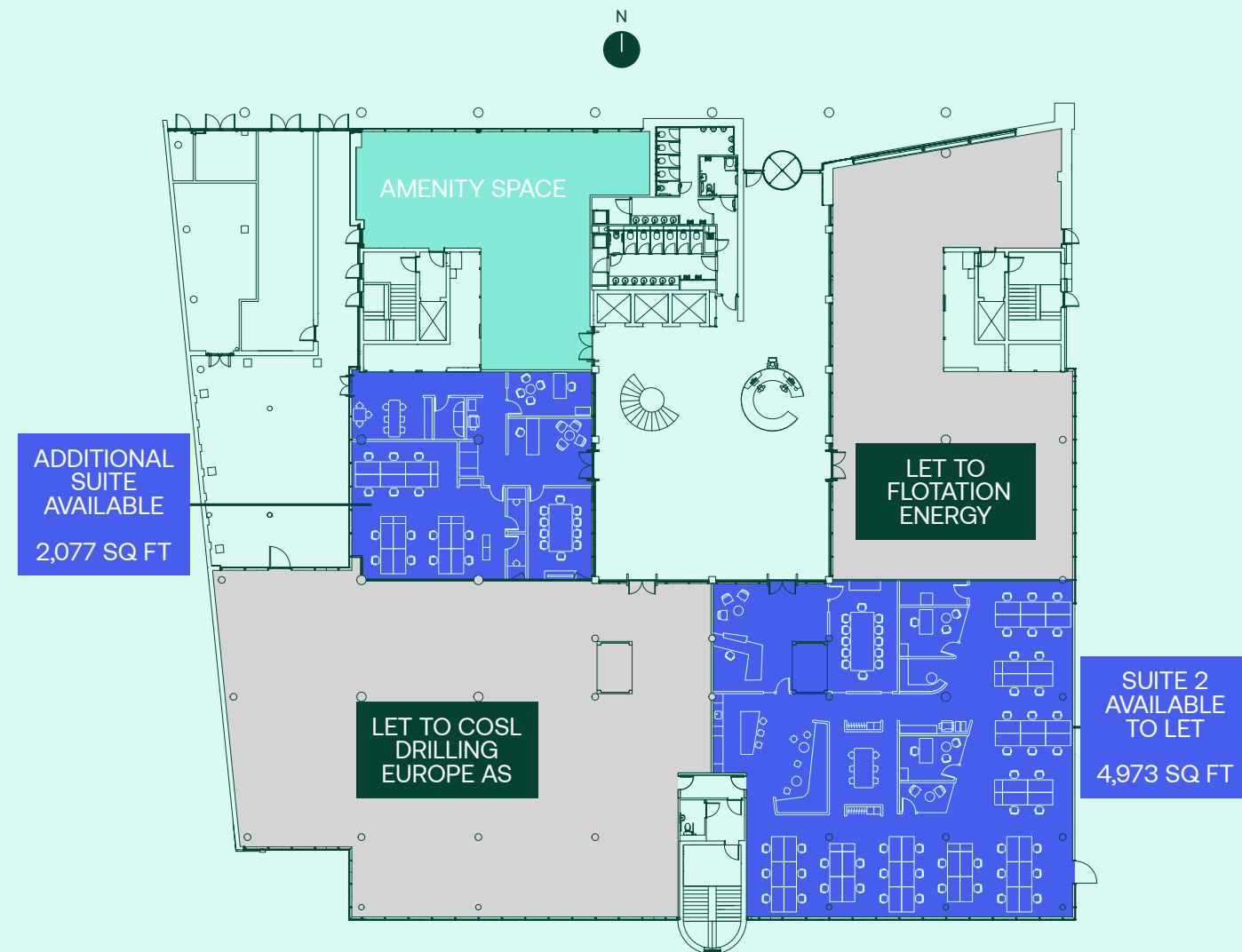
		
EPC rating 'B'	Staff breakout facilities	BREEAM Very Good
		
Secure basement parking space	ActiveScore Gold rating	

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.

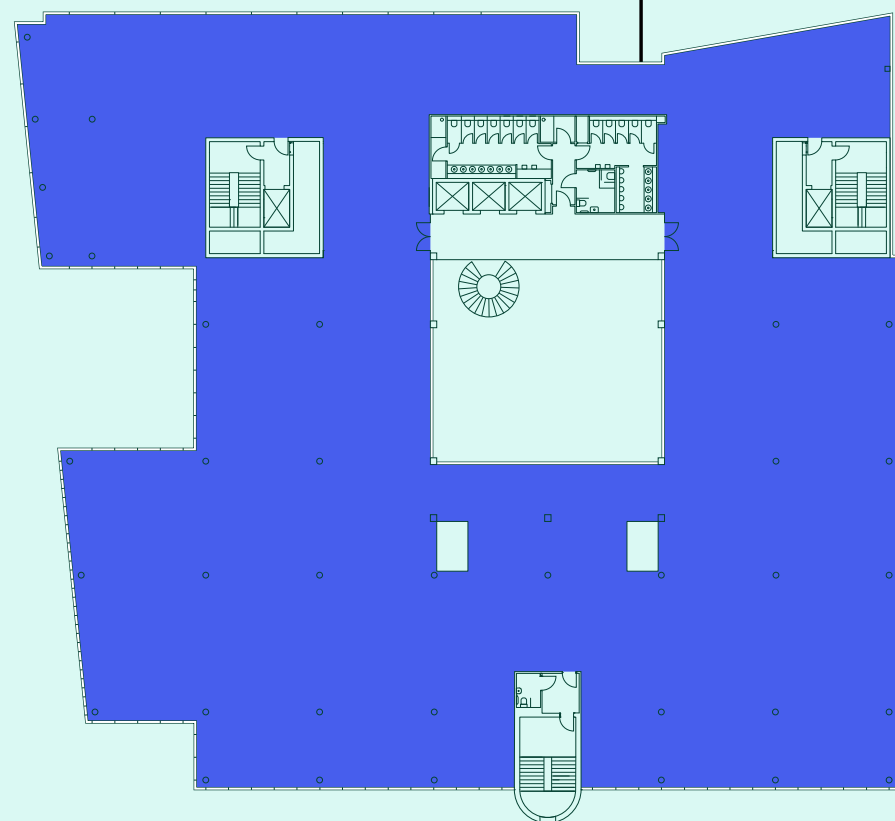
Indicative plan only. Not to scale.



First

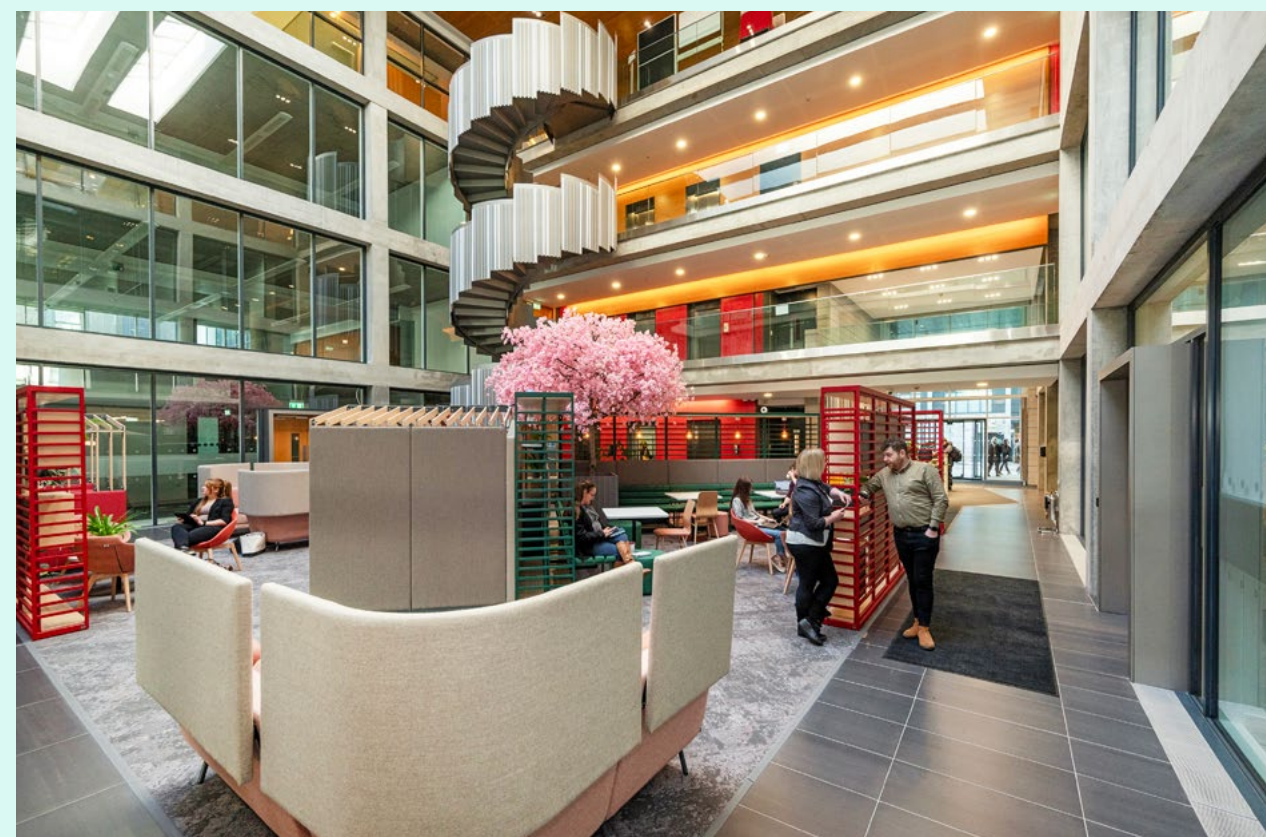
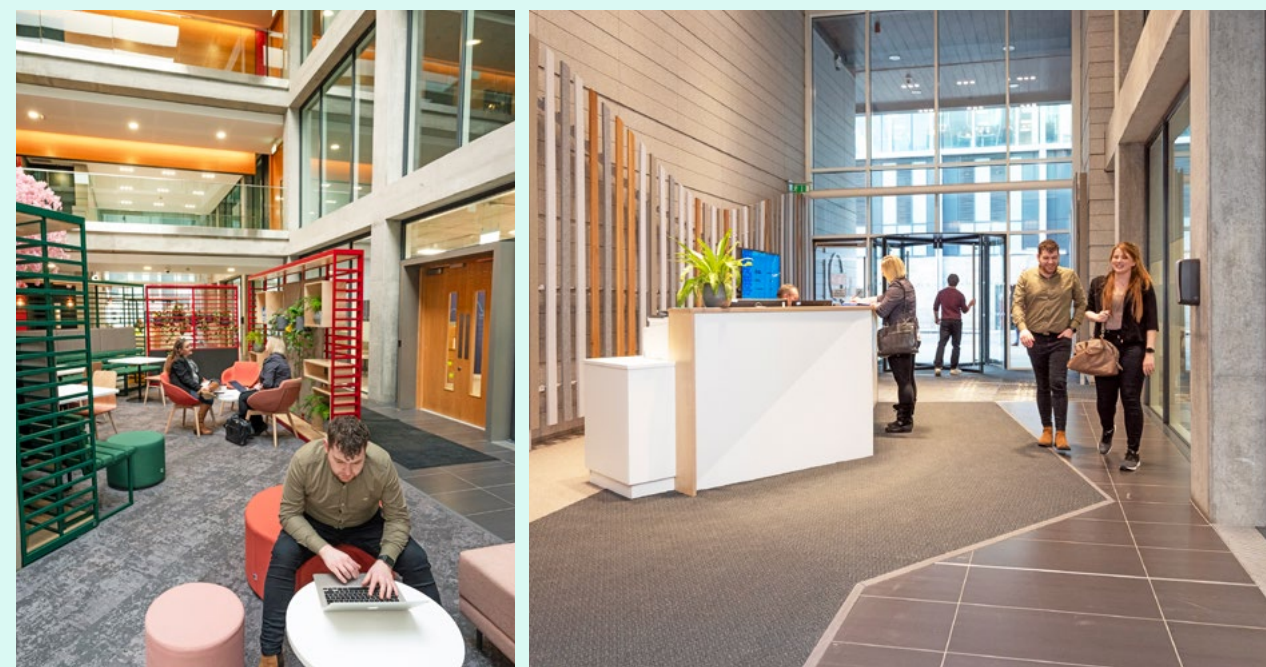


22,111 SQ FT
2,054 SQ M



Turnkey option available.

Indicative plan only. Not to scale.





Second

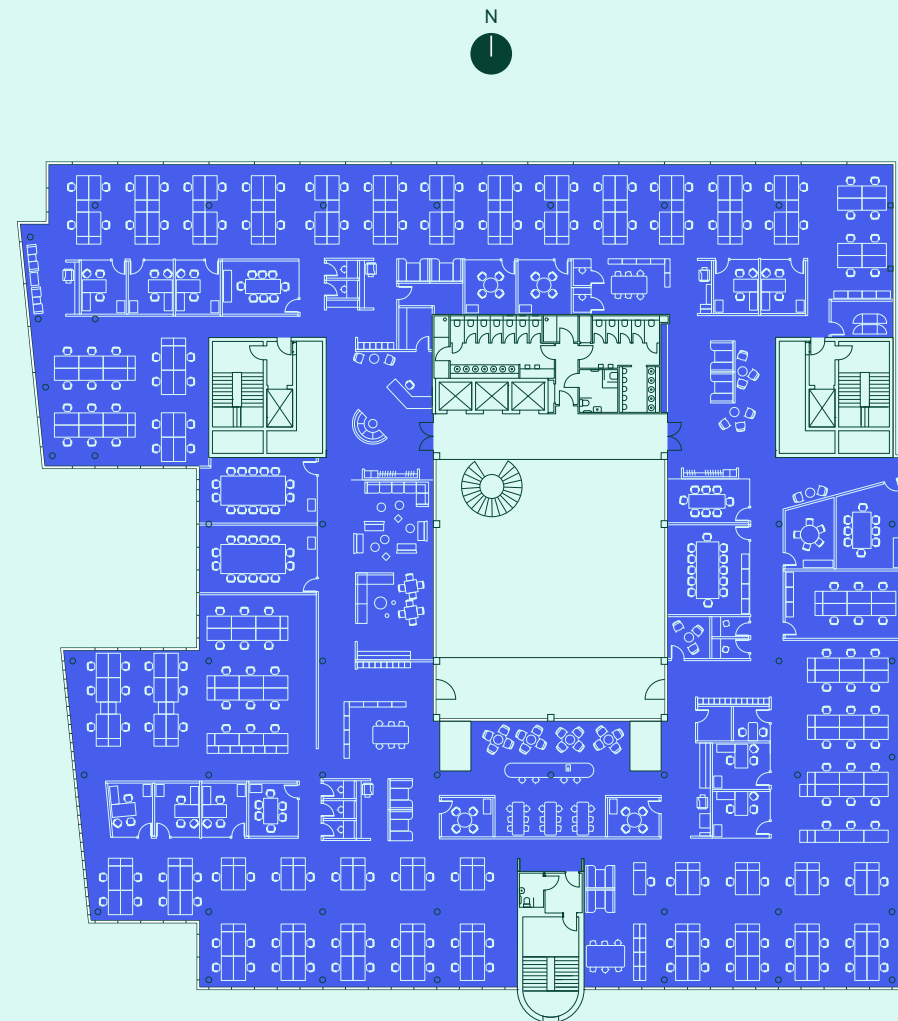


Turnkey option available.

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.

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.



25/100

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



£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.

Established Business Community

Aberdeen is home to:



BON ACCORD
CENTRE

UNION TERRACE
GARDENS

TRINITY CENTRE

UNION STREET

ABERDEEN RAILWAY STATION

BUS STATION

UNION SQUARE

ABERDEEN HARBOUR

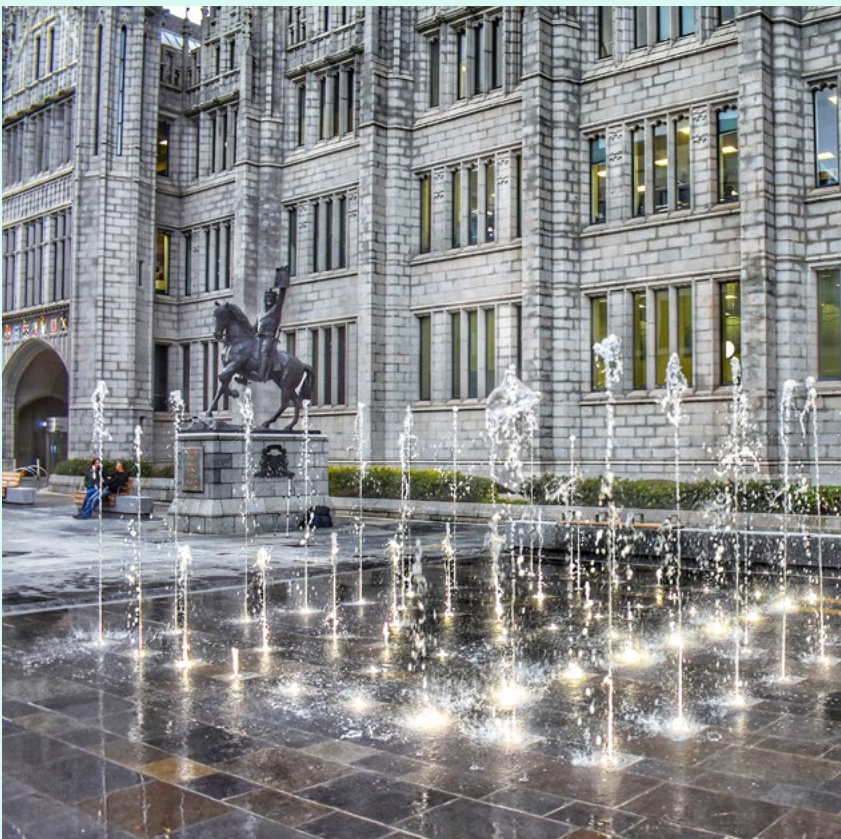
BON ACCORD
TERRACE GARDENS

iQ
Building



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 | ↑



AMENITY

Big Names & Boutique Brands

	BEAVERBROOKS	M&S EST. 1884	LAKELAND
		PRIMARK	SIX <i>by</i> NICO
			
	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.



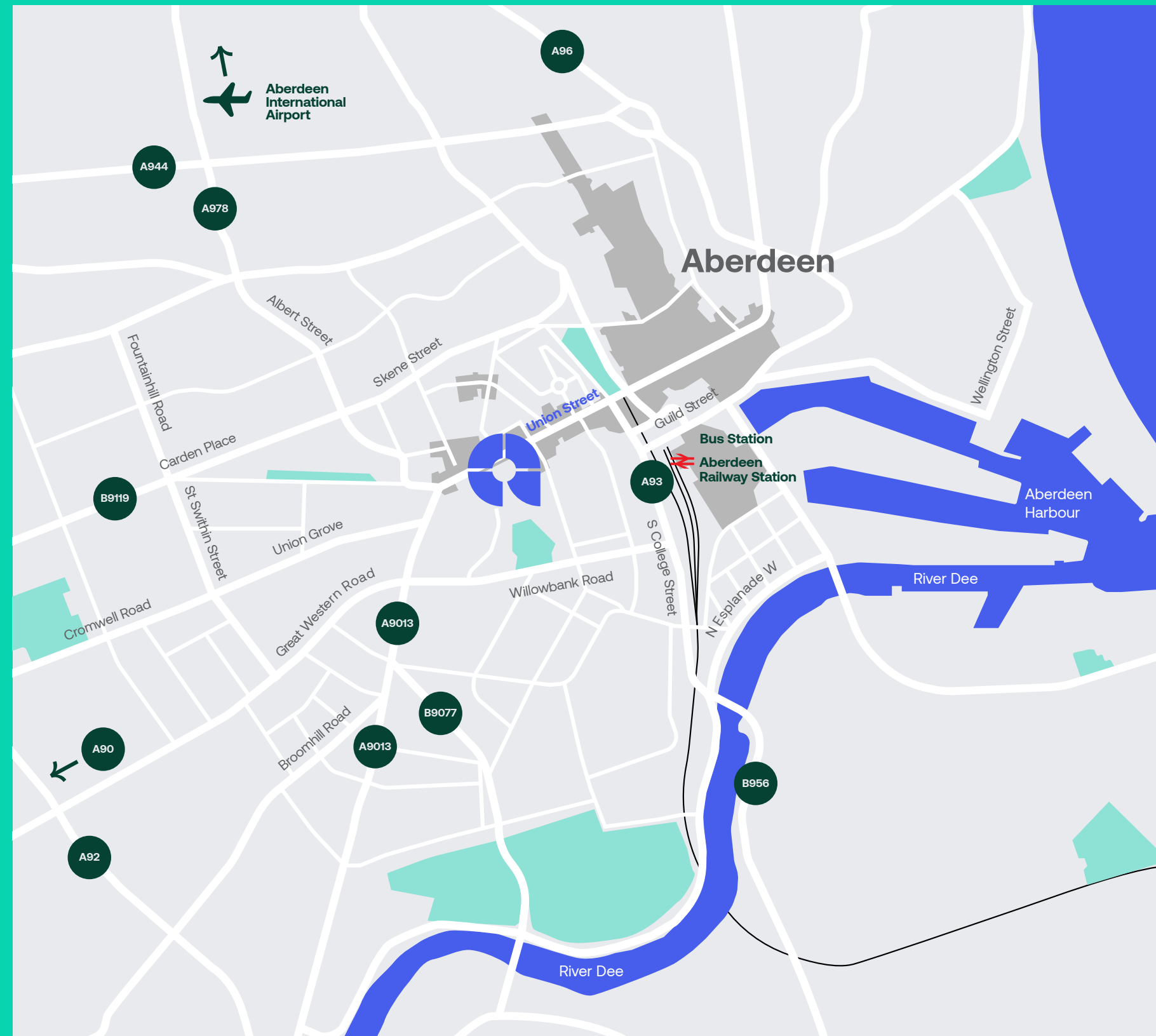
10 mins

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.





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

Leasing Agents



Suite 3, 3-5 Albyn Place
Aberdeen AB10 1YE

Matthew Park
01224 415 951
matthew.park@knightfrank.com

Lean Barron
01224 415 969
lean.barron@knightfrank.com



37 Albyn Place,
Aberdeen AB10 1YN

Dan Smith
01224 971 134
dan.smith@savills.com

Ben Clark
01224 971 123
ben.clark@savills.com

(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 or Savills 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 Savills 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, Savills, 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 and Savills 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. January 2025

siren | 020 7478 8300 | sirendesign.co.uk | S013771



iQaberdeen.co.uk

maple^{tree}