



THE OFFICE BUILDINGS AT ABERDEEN GATEWAY HAVE BEEN DESIGNED TO CREATE A VERY STRONG IMPRESSION UPON ARRIVAL. THE GLAZED, DOUBLE HEIGHT ENTRANCE PROVIDES A DRAMATIC STATEMENT FOR ANY OCCUPIER WISHING TO TAKE SPACE WITHIN THESE BUILDINGS.

The design of the floorplates create ultimate flexibility for a wide range of office occupiers.

Principles of design and specification are key, with the building adhering to modern BCO design fundamentals and environmental benchmarks.

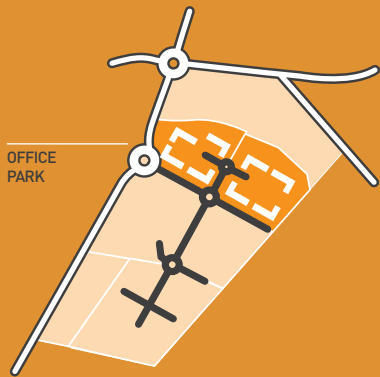
Design

Each building has a full height entrance atrium leading to each office floor, set over two levels. One 12 person lift and a feature stairway will allow connectivity between the levels. Please see the website for an animation of this.

In addition, each floor level has male, female and disabled toilet facilities.

The floors offer tenants flexible and efficient space planning options with clean lines and regular floor plates.

At this early stage the specific design of the building could be adjusted to suit a specific occupiers needs.






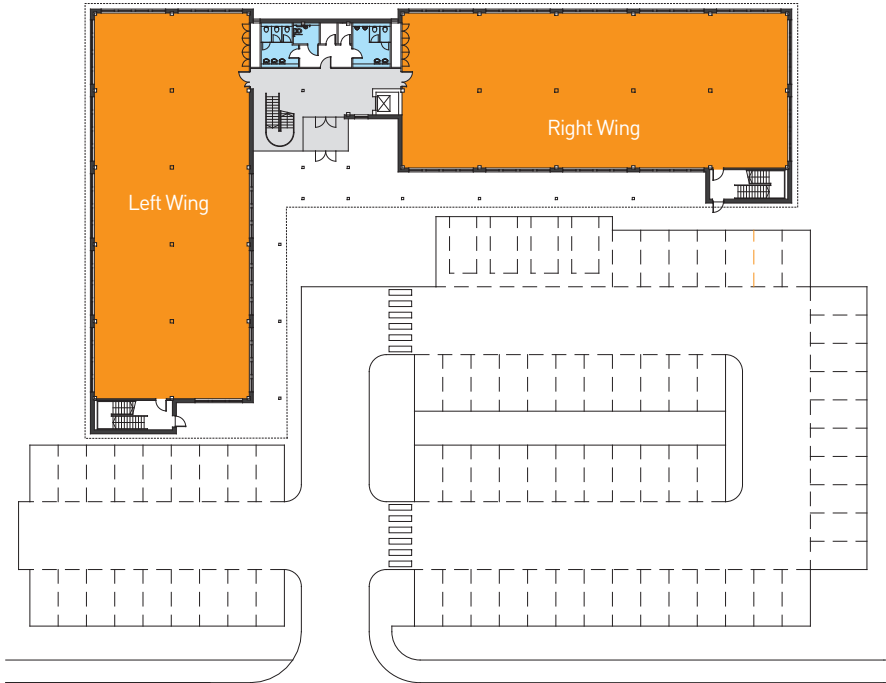
OFFICE BUILDINGS
 ULTIMATE FLEXIBILITY FOR A WIDE RANGE OF OFFICE OCCUPIERS
 VARIOUS SIZE PERMUTATIONS






ABERDEEN GATEWAY **GGG**

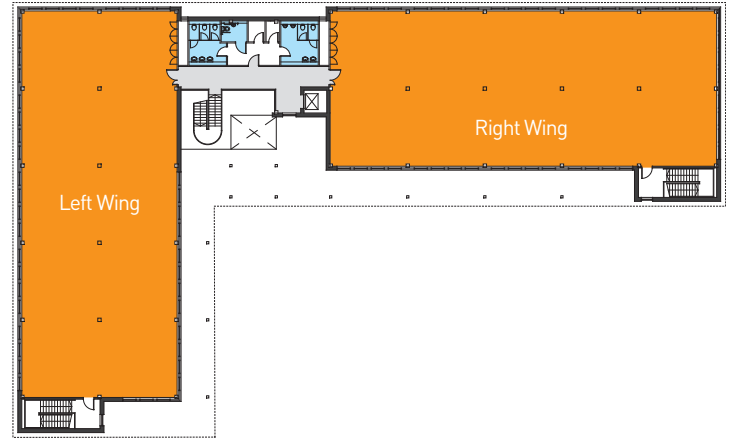
GROUND FLOOR

-  Office Space
-  Reception
-  Toilets



FIRST FLOOR

-  Office Space
-  Hallway
-  Toilets



FLOOR	LEFT WING	RIGHT WING
Ground Floor	466 sq m/5,015 sq ft	466 sq m/5,015 sq ft
First Floor	466 sq m/5,015 sq ft	466 sq m/5,015 sq ft
Total	1,864 sq m/20,064 sq ft	

75 car parking spaces.
All sizes are approximate.

FLOORPLATES ALLOW FOR LETTING PERMUTATIONS FROM AROUND 5,000 SQ FT UPWARDS

OFFICE PARK – SITES ARE AVAILABLE FROM 1.0 ACRES FOR BESPOKE 'TURNKEY OFFICE DEVELOPMENTS':

Illustrative Specification

The current specification includes the following:

- Double height reception area
- 12 person high speed passenger lift
- Individual floor plates as low as 466 sq m/5,016 sq ft
- Vertical risers on each level
- LG7 lighting within a metal tiled suspended ceiling
- VRV air conditioning system (alternatives are available such as comfort cooling supplemented by fresh air via opening windows)
- 150mm raised access flooring throughout
- Floor to ceiling height of 2.7m (clear)
- 75 car spaces
- Full DDA Compliance

The specification of the buildings can be adjusted to suit an occupier's needs.

Green Credentials

There is a green travel plan in place for the site.

Aberdeen Gateways' office buildings will be looking to achieve a "Very Good" BREEAM rating (www.breeam.org)

Terms

The buildings are available to lease, or for purchase if so required.

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



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