

TO LET

ANNAN HOUSE

FLOOR 4

11,464 sq ft (1065 sq m)

> FLEXIBLE LEASE TERMS
WITHIN A NEW CITY CENTRE
GRADE A OFFICE DEVELOPMENT



ANNAN HOUSE

An unparalleled opportunity for an occupier to lease a high quality Grade A open plan office accommodation within Annan House, the new North Sea headquarters of EnQuest (the largest UK independent oil producer in the UK North Sea). Annan House is a landmark city centre office building in a highly strategic location.

The lettable area consists of part of the fourth floor within Annan House. The office accommodation is largely open plan for maximum flexibility. Short or long term leases will be entertained. In addition to the office floor, the tenant(s) will share a range of facilities on the ground floor with EnQuest including a reception, gymnasium and changing facilities and cafe.





Maximum Flexibility Adaptable Workspace



- | | | |
|---------------------------------|--|--|
| 1..... Annan House | 8 Train Station | 13 St Magnus House:
CNR International |
| 2 Neptune Energy | 9 Trinity Centre | 14 Pure Gym & Ibis Hotel |
| 3 Freedom House: Aker | 10 Jurys Inn | 15 City Wharf |
| 4 Admiral Court: Aker | 11..... Bus Station | |
| 5 Consort House: Petrofac | 12 The Exchange:
Noble Denton | |
| 6 Bridge View: Petrofac | Oil & Gas UK | |
| 7..... Union Square | | |

ANNAN HOUSE

LOCATION

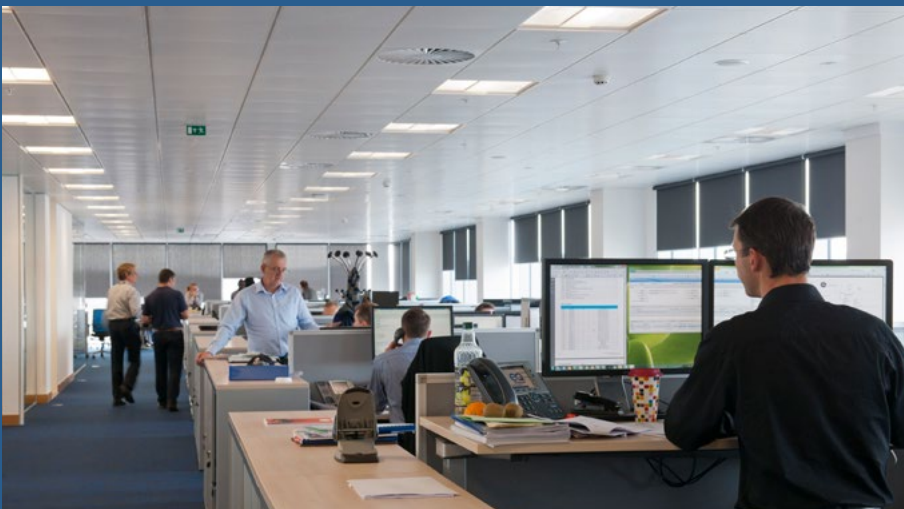
Annan House is ideally situated at the corner of Palmerston Road and Raik Road, within the centre of the North Dee Business Quarter (NDBQ), an established city centre business district, adjacent to Union Square and within easy walking distance from Union Street, Aberdeen's main commercial thoroughfare.

The development is well connected to the public transport hub with the city's main bus terminus and railway station in close proximity. It also offers excellent road connections affording easy access to North Esplanade West, forming part of Aberdeen's inner ring

road system, providing links to the north and south of the city.

Facing Annan House is the entrance to Union Square, Aberdeen's newest retail and leisure destination, offering amenities to staff including many

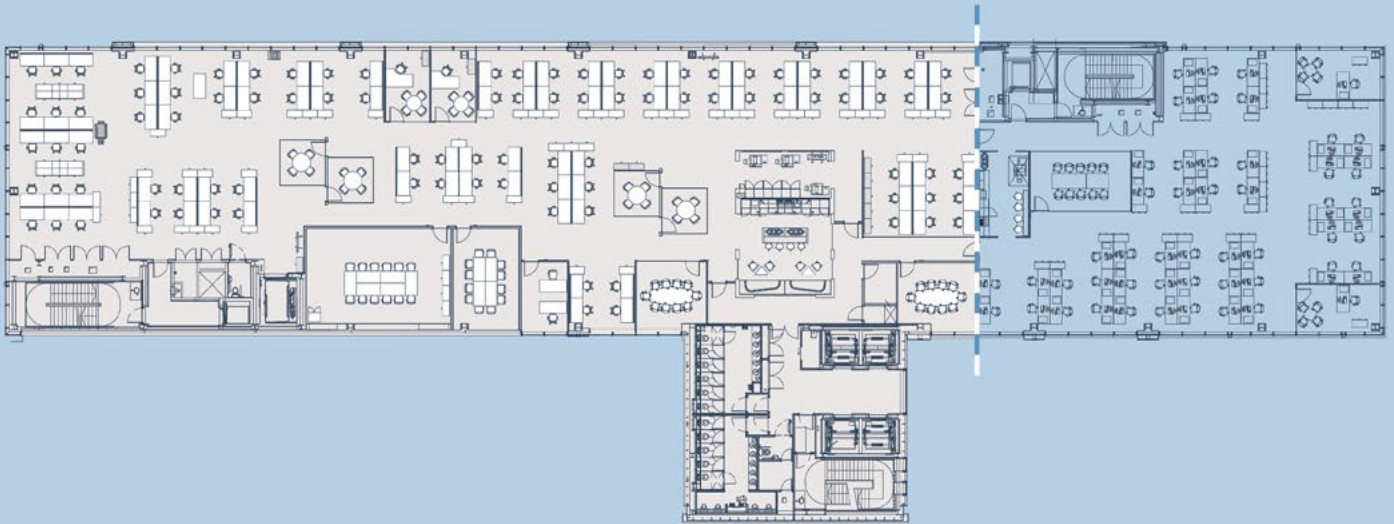
major retailers, cafes and restaurants. There are also a number of quality hotels within the area. Occupiers in the immediate vicinity include Petrofac, CNR International, Noble Denton and Neptune Energy, EnQuest and WorleyParsons.





HIGH SPECIFICATION FULLY FLEXIBLE OPEN PLAN OFFICE SPACE

FLOOR 4 : 11,464 SQ FT (1065 SQ M)



SUMMARY SPECIFICATION

- > Fully BCO compliant
- > Impressive modern entrance foyer
- > BREEAM Rating 'Very Good'
- > Floor to Ceiling height of 2.8m
- > Fully raised access floors, flood wired with power and data
- > VRV Comfort cooling
- > Suspended ceilings with low energy recessed luminaries
- > 4 x 17 person passenger lifts to all floors
- > Fully DDA compliant
- > External security CCTV
- > External podium with seating area
- > Generous car parking provision
- > 2 x 8 person passenger lifts from car park





LEASE TERMS

The subjects are available on full repairing and insuring terms for a period to be agreed. Any long term lease will be subject to periodic upwards only rent reviews.

RENT

On application.

SERVICE CHARGE

A service charge will be applicable. Estimate available on request.

RATING

The occupier will be responsible for local authority rates in relation to the accommodation occupied. Estimate available on request.

VAT

All figures are quoted exclusive of VAT.

EPC

The building has an EPC Rating of B.

ENTRY

Available immediately.

FOR FURTHER INFORMATION
PLEASE CONTACT THE
LETTING AGENT.

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