



ARDENT HOUSE

ABERDEEN

NEW CITY CENTRE HEADQUARTERS BUILDING



AVAILABLE FOR LEASE

173,460 sq.ft

(16,115 sq.m)

574 Car Parking spaces





ARDENT HOUSE

ABERDEEN

- Established office destination within the city centre with good accessibility and amenity for employees/visitors.
- Excellent views over Aberdeen city centre.
- 5 minute walk from Aberdeen Railway Station, Bus Terminus and the Union Square retail and leisure development.
- Located on Aberdeen's inner city ring road system.

LOCATION

Strategically and prominently positioned just off North Esplanade West, Ardent House enjoys principal road frontage. The immediate area is recognised as the North Dee Business Quarter, a city centre business district with 300,000 sq.ft of office space recently built in this revitalised area. The location offers excellent road connections affording easy access to both north and south of the city. The nearby Union Square is home to major retailers such as M&S, Next, Apple, and a host of restaurants such as Wagamama & Yo Sushi.



- 1 Freedom House
- 2 Admiral Court
- 3 Consort House
- 4 Bridge View
- 5 The Exchange & St Magnus House
- 6 Union Square
- 7 Rail Station
- 8 Bus Station
- 9 City Wharf
- 10 Trinity Shopping Centre


ARDENT HOUSE

NORTH ESPLANADE WEST

DESCRIPTION

Ardent House has been designed to provide either a high quality office Headquarters building or have the ability to accommodate a number of tenants on a multi-let basis. The building provides excellent open plan accommodation with a high specification throughout, and is arranged over 8 floors with a generous reception area at ground floor (L2).

ACCOMMODATION

	Main Building	West Wing
Level	sq.ft	sq.ft
8	15,382	0
7	17,201	9,020
6	17,244	9,375
5	17,244	9,375
4	17,136	9,375
3	17,136	9,375
2 (ground)	19,192	5,307
1 (car park)	1,098	0
0 (car park)	0	0
Total	121,632	51,828

SPECIFICATION

- Comfort cooling and heating.
- Raised access floors 150mm clear void.
- Full DDA compliance.
- Ability to achieve a BREEAM 'excellent' rating.
- All passenger lifts benefit from an 'excellent rating'.
- Suspended ceiling system.
- Male, female and disabled toilets on each level.
- Car parking ratio of 1:302 sq.ft.

CAR PARKING

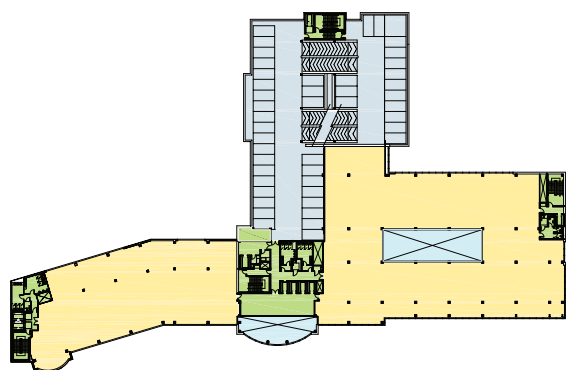
An excellent car provision of private on site car parking is available within a secure multi-storey car park which is able to accommodate 574 cars.

LEASE

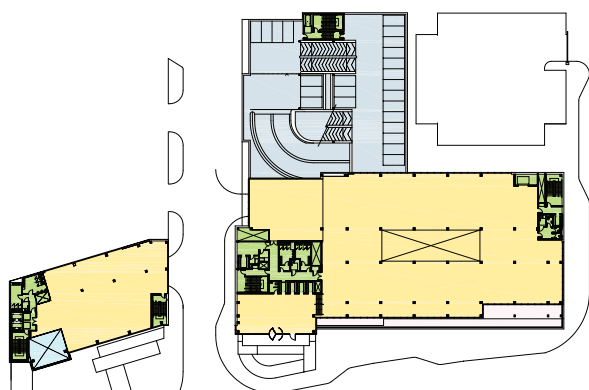
Lease of negotiable duration is available on full repairing and insuring terms.

RENT

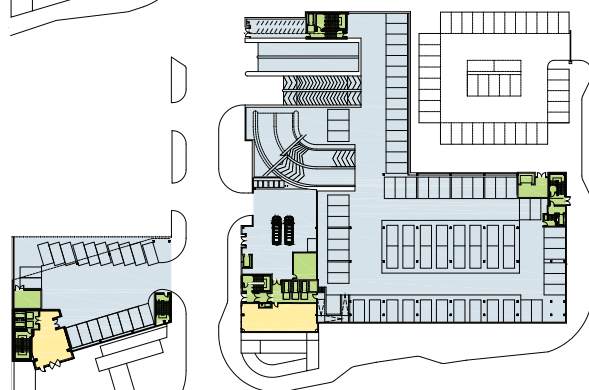
On application.



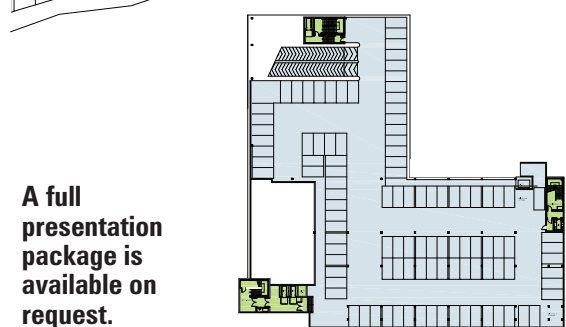
Typical
Upper Level



Level 2



Level 1



Level 0

A full presentation package is available on request.





EAST ELEVATION & SECTION THROUGH ATRIUM



ELEVATION FACING WEST

ARDENT HOUSE
ABERDEEN

NEIGHBOURING OCCUPIERS INCLUDE:



Admiral Court
Aker Solutions, ENET, Wood Group



Consort House
Petrofac



Freedom House
Aker Solutions



Bridge View
Petrofac, Scottish Ministers

FOR FURTHER INFORMATION PLEASE
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A DEVELOPMENT BY



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