

LIBERTYHOUSE

ABERDEEN AB11 5RL



ND
BQ

NORTH DEE BUSINESS QUARTER

**NEW CITY CENTRE
OFFICE DEVELOPMENT**

**2,354.5 SQ.M. (25,343 SQ.FT.)
28 CAR SPACES**



LIBERTYHOUSE

ABERDEEN

Strategically and prominently positioned just off North Esplanade West, Liberty House enjoys principal road frontage to Old Ford Road. 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.

VIBRANT + ACCESSIBLE

Established office destination within the city centre with excellent accessibility and amenity for employees/visitors.

Excellent views over Aberdeen city centre.

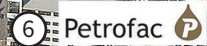
5 minute walk from Aberdeen Railway Station, Bus Terminus and the Union Square retail and leisure development.

Strategically located on Aberdeen's inner city ring road system.



- 1 Liberty House
- 2 Pilgrim House - FSA
- 3 GDF Suez House
- 4 Freedom House - Aker
- 5 Admiral Court - Aker
- 6 Consort House - Petrofac
- 7 Bridge View - Petrofac
- 8 Union Square
- 9 Bus Station
- 10 The Exchange - Noble Denton
- 11 City Wharf - Maersk
- 12 Pure Gym & Ibis Hotel
- 13 Jurys Inn
- 14 Trinity Shopping Centre
- 15 Rail Station
- 16 EnQuest

LIBERTYHOUSE



NORTH
ESPLANADE
WEST

MARKET
STREET

UNION
STREET

Liberty House has been designed to provide open plan accommodation of a high specification arranged over four floors and generous reception area at ground floor level.

HIGHLY SPECIFIED

- Comfort cooling and heating.
- Raised access floors 150mm clear void.
- Full DDA compliance.
- 'Very Good' BREEAM rating.
- Passenger lifts to all floors.
- Suspended ceiling system.
- Male, female and disabled toilets on each level.
- Generous parking provision.

CAR PARKING

An excellent provision of private on site car parking is available for up to 28 vehicles.

LEASE

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

RENT

On application.

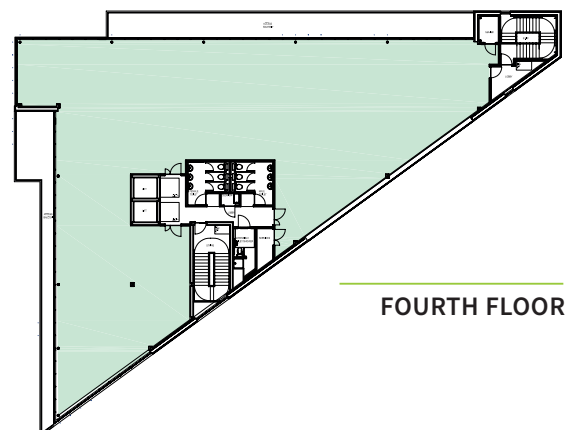
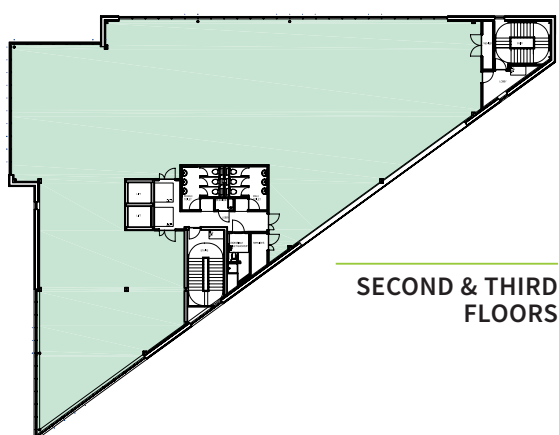
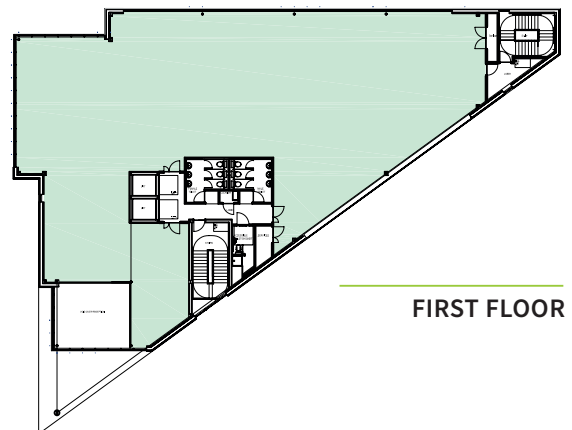
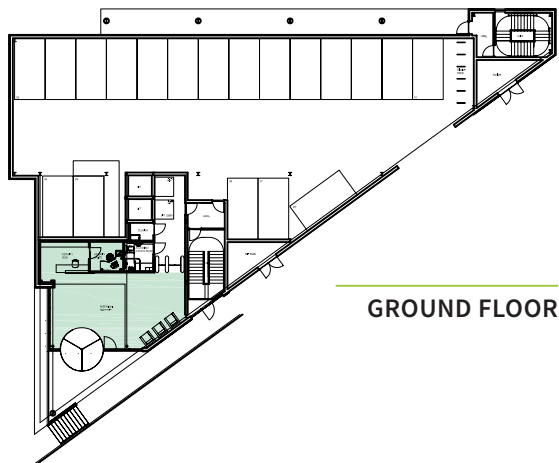
EPC

The development will target an EPC rating of 'B'.



THE SPACE

FLOOR	SQ.M	SQ.FT
Fourth	516	5,554
Third	610	6,566
Second	610	6,566
First	547.5	5,890
Ground	71	764
TOTAL TO LET	2,354.5	25,343





LIBERTYHOUSE

FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT LETTING AGENTS



**Knight
Frank**

Matthew Park
matthew.park@knightfrank.com
T: 01224 415951



**GRAHAM
SIBBALD**

Bruce Murdoch
bruce.murdoch@g-s.co.uk
T: 07803 896919

Emma Gilbert
emma.gilbert@g-s.co.uk
T: 07717 441280

**ND
BQ**

The North Dee Business Quarter is a vibrant city centre business district. This has been underlined by the recent expansion of high quality occupiers choosing this highly strategic business location.

Petrofac, EnQuest, Aker and GDF Suez have a significant presence in the area and plans have already been formulated for further substantial Grade A office development across the Quarter.

NORTH DEE BUSINESS QUARTER

A DEVELOPMENT BY



**CROMDALE
LIMITED**