



THE HILL

O F R U B I S L A W

A NEW DAWN

GRADE A OFFICES TO LET IN ABERDEEN
FLEXIBLE SUITES FROM 100 – 138,000 SQ FT

[CLICK HERE FOR A VIRTUAL TOUR](#)

With fully refurbished offices, unrivalled parking, on site Cafe and Pure Gym, the Hill of Rubislaw is the ideal space for small, medium and large businesses to flourish.





ABERDEENSHIRE
POPULATION OVER
450,000



70% OF
WORKING
AGE



29 OF SCOTLAND'S
TOP 100
BUSINESSES
ARE LOCATED
IN ABERDEEN



NEW STATE
OF THE ART
GYM



CAFÉ @ THE HILL
OF RUBISLAW



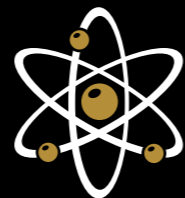
HOME TO
THE HUB @ THE HILL
THE PLACE
TO NETWORK



TWO OF THE
TOP UNIVERSITIES
IN THE UK
WITH 31,500
STUDENTS



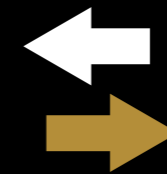
THE UNIVERSITY
OF ABERDEEN
IS RANKED
IN THE TOP 1%
GLOBALLY



ABERDEEN IS
THE ENERGY
CAPITAL
OF EUROPE



UNRIVALLED
ACCESS TO ABERDEEN
WITH ANDERSON
DRIVE & QUEENS
ROAD PASSING
THE HILL



ONE MILE
TO CITY CENTRE
SIX MILES
TO AIRPORT



OVER 815
CAR SPACES @ H1
WITH 1:260
SQ FT **RATIO**



ABERDEEN
INTERNATIONAL
AIRPORT
SERVES MORE THAN
3 MILLION
TRAVELLERS
PER YEAR



THE HILL OF
RUBISLAW
IS LOCATED ADJACENT
TO RUBISLAW
QUARRY



IN THE HEART OF
ABERDEEN'S
WESTERN OFFICE
CORRIDOR



WELL-LIT, SAFE
VENTILATED
OFFICES
CAN INCREASE
PRODUCTIVITY
BY 16%

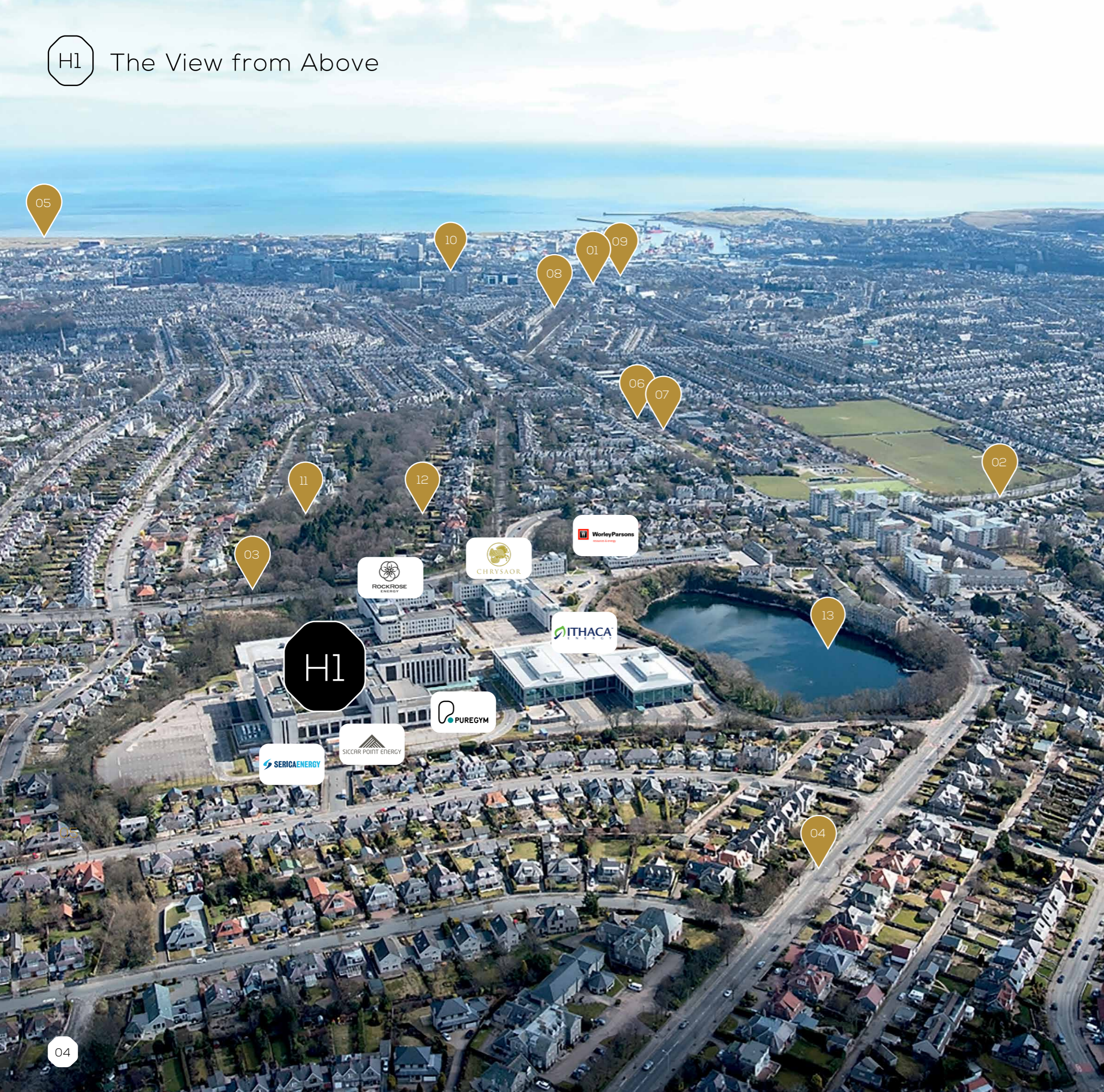


A COMFORTABLE
ENVIRONMENT
COULD IMPROVE
STAFF
PERFORMANCE
BY 65%



HAPPY
EMPLOYEES
ARE 12% MORE
PRODUCTIVE

H1 The View from Above



Key Information

HILL OF RUBISLAW

H1 CAFE @ THE HILL
PureGym

TRANSPORT LINKS

- 01. Aberdeen Train Station
- 02. A90 to Dundee
- 03. Anderson Drive/to Aberdeen Airport
- 04. Queen's Road

SHOPPING, HOTELS, RESTAURANTS & GOLF CLUBS

- 05. Kings Links Golf Course
- 06. Malmaison Hotel
- 07. The Chester Hotel
- 08. Union Street (Shopping)
- 09. Union Square (Shopping)

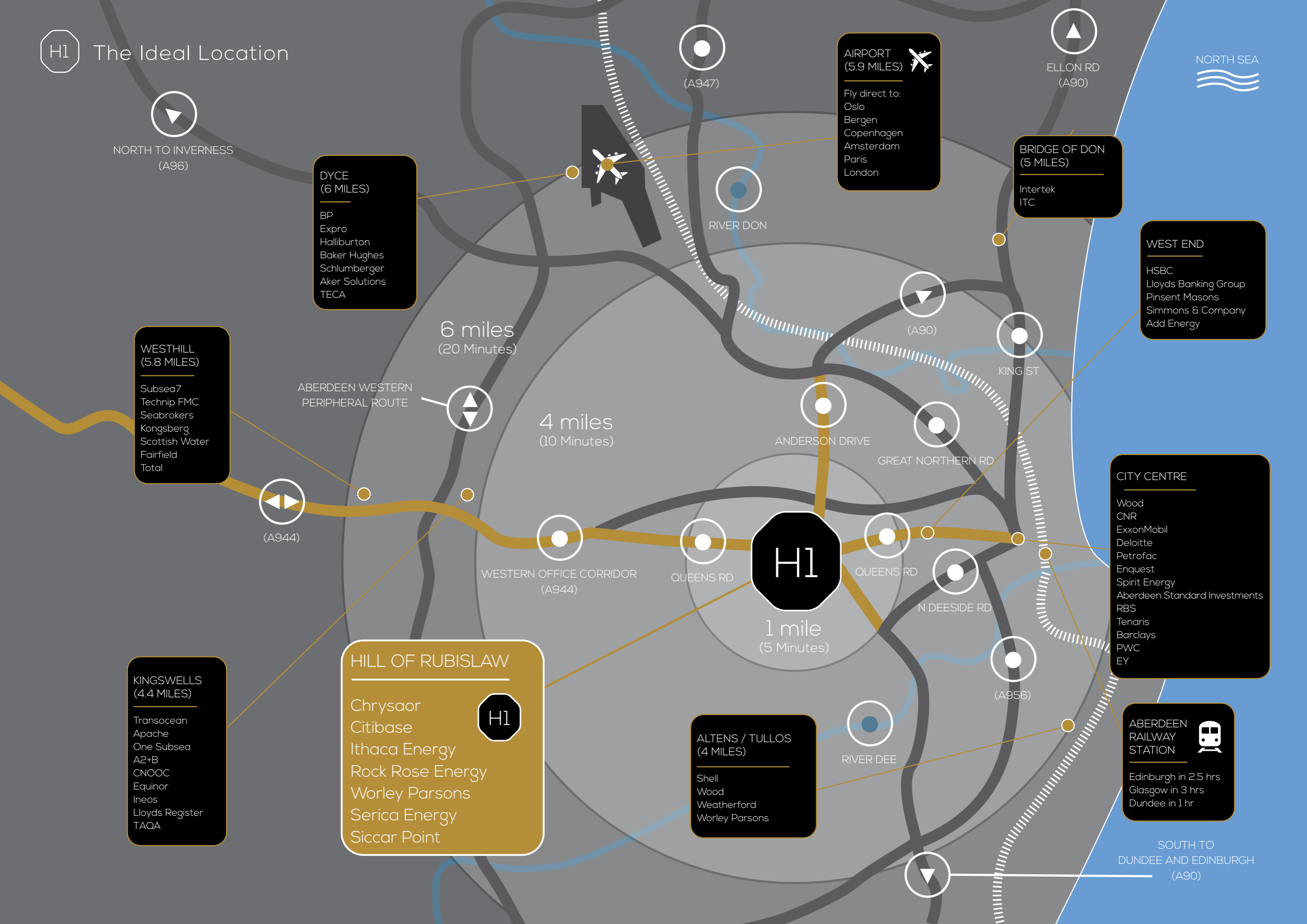
CIVIC BUILDINGS

- 10. Marischal College

OTHER

- 11. Rubislaw Den North
- 12. Rubislaw Den South
- 13. Rubislaw Quarry

H1 The Ideal Location



NORTH TO INVERNESS
(A96)

**DYCE
(6 MILES)**

- BP
- Expro
- Halliburton
- Baker Hughes
- Schlumberger
- Aker Solutions
- TECA

**AIRPORT
(5.9 MILES)**

Fly direct to:
Oslo
Bergen
Copenhagen
Amsterdam
Paris
London

**BRIDGE OF DON
(5 MILES)**

- Intertek
- ITC

WEST END

- HSBC
- Lloyds Banking Group
- Pinsent Masons
- Simmons & Company
- Add Energy

**WESTHILL
(5.8 MILES)**

- Subsea7
- Technip FMC
- Seabrokers
- Kongsberg
- Scottish Water
- Fairfield
- Total

ABERDEEN WESTERN
PERIPHERAL ROUTE

6 miles
(20 Minutes)

4 miles
(10 Minutes)



WESTERN OFFICE CORRIDOR
(A944)

QUEENS RD

H1

1 mile
(5 Minutes)

QUEENS RD

GREAT NORTHERN RD

ANDERSON DRIVE



KING ST

CITY CENTRE

- Wood
- CNR
- ExxonMobil
- Deloitte
- Petrofac
- Enquest
- Spirit Energy
- Aberdeen Standard Investments
- RBS
- Tenaris
- Barclays
- PWC
- EY

**KINGSWELLS
(4.4 MILES)**

- Transocean
- Apache
- One Subsea
- A2+B
- CNOOC
- Equinor
- Ineos
- Lloyds Register
- TAQA

HILL OF RUBISLAW

- Chrysaor
- Citibase
- Ithaca Energy
- Rock Rose Energy
- Worley Parsons
- Serica Energy
- Siccar Point

H1

**ALTENS / TULLOS
(4 MILES)**

- Shell
- Wood
- Weatherford
- Worley Parsons



RIVER DEE



(A956)

**ABERDEEN
RAILWAY
STATION**

Edinburgh in 2.5 hrs
Glasgow in 3 hrs
Dundee in 1 hr

SOUTH TO
DUNDEE AND EDINBURGH
(A90)

NORTH SEA





The Hill of Rubislaw is ideally situated, with fully refurbished Grade A offices positioned in the ideal area to cater to the needs of your staff and business.

LOCATION

Adjacent to Anderson Drive, and located in the Western Office Corridor, the Hill of Rubislaw is situated in the heart of Aberdeen.

PARKING

Parking available at 1:260 sq ft.

TRANSPORT LINKS

Ideally located minutes from the city centre and under 6 miles from the Airport, the Hill of Rubislaw boasts excellent transport links.

OUTSIDE SPACE

The reception opens its doors to external landscaping and access to the Den Burn within the Hill.

HOTELS, BARS & RESTAURANTS HEALTH AND FITNESS

Within walking distance you will find two of Aberdeen's finest hotels, Malmaison and The Chester, with high-end dining and conference facilities.

On site, within H1, market leading gym operator, Pure Gym is a state of the art 15,000 sq ft gym within H1.

H1 The Hill's Current Occupiers

The Hill of Rubislaw is home to a number of established companies:



CAFÉ @ THE HILL
OF RUBISLAW



Grade A office space, a brand new reception with on site Cafe and a state of the art Pure Gym make H1 the place to be.

H1 The First Impressions

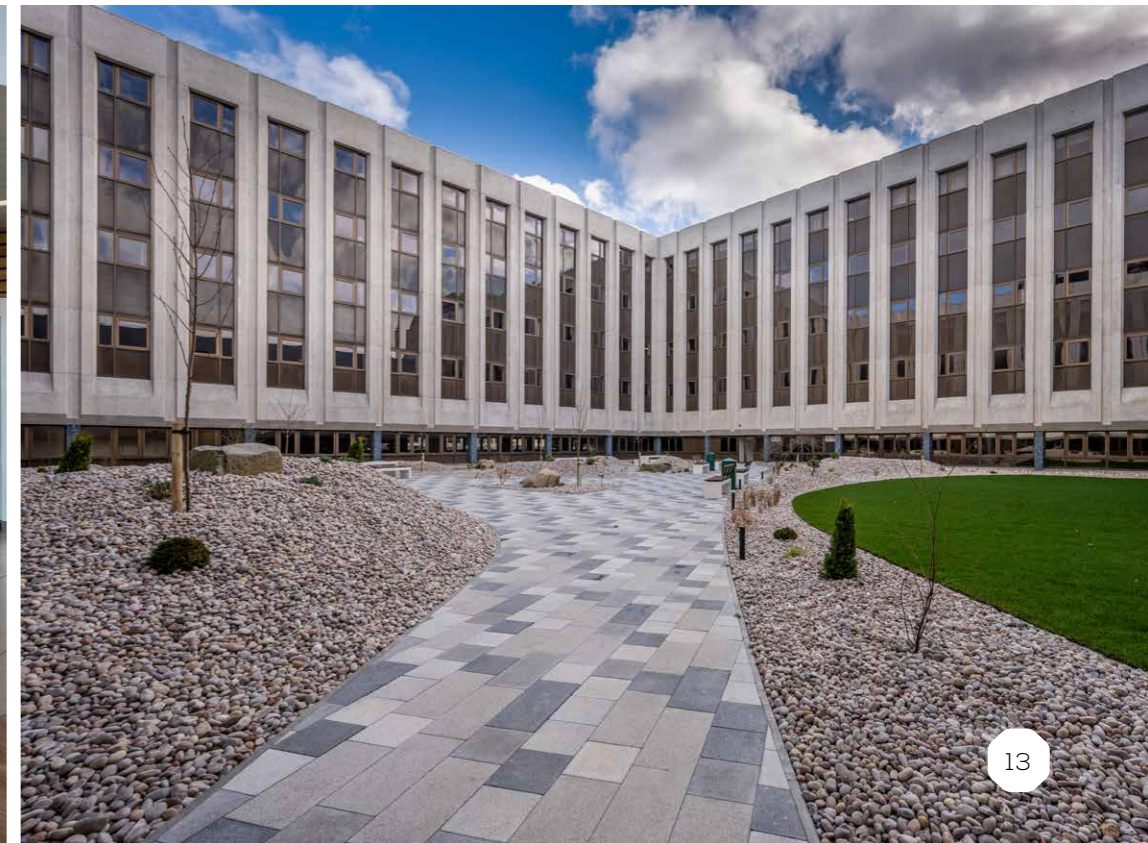
RECEPTION:

The reception has been extensively remodelled to provide a brand new multi-functional space. From the fully glazed surrounds to new concierge desk to the Hub at the Hill, H1 provides a state of the art reception and entertaining space.

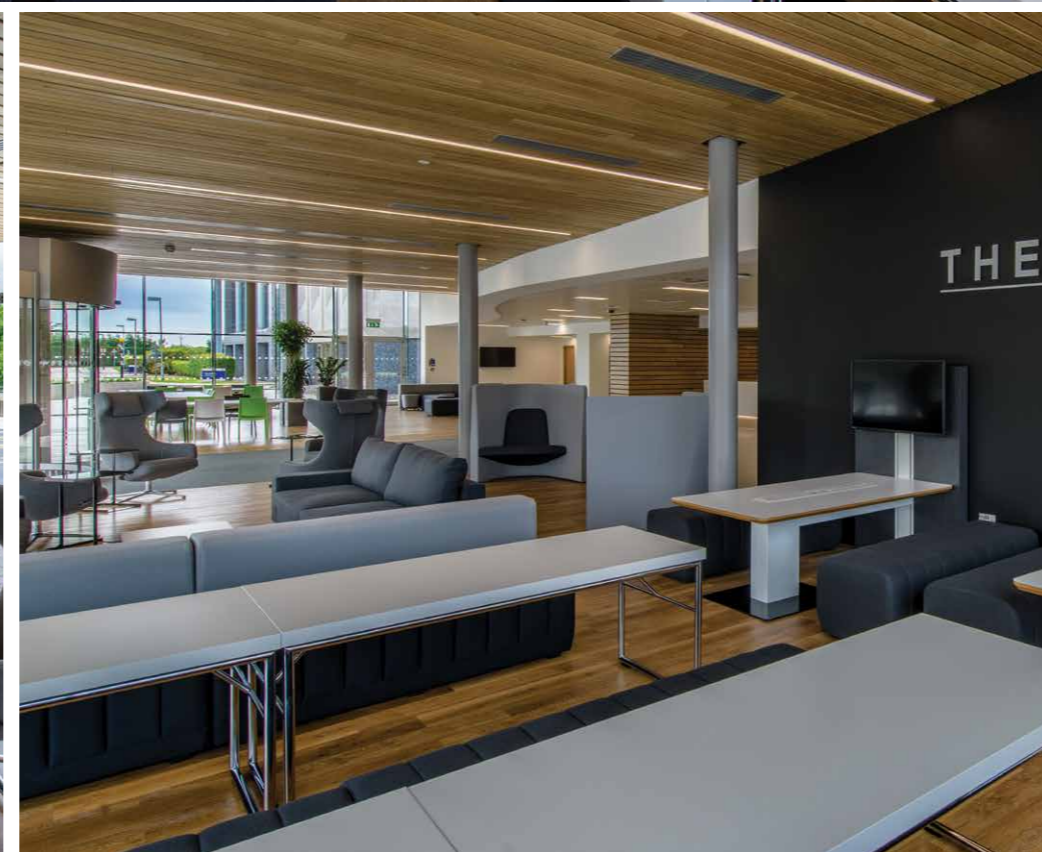
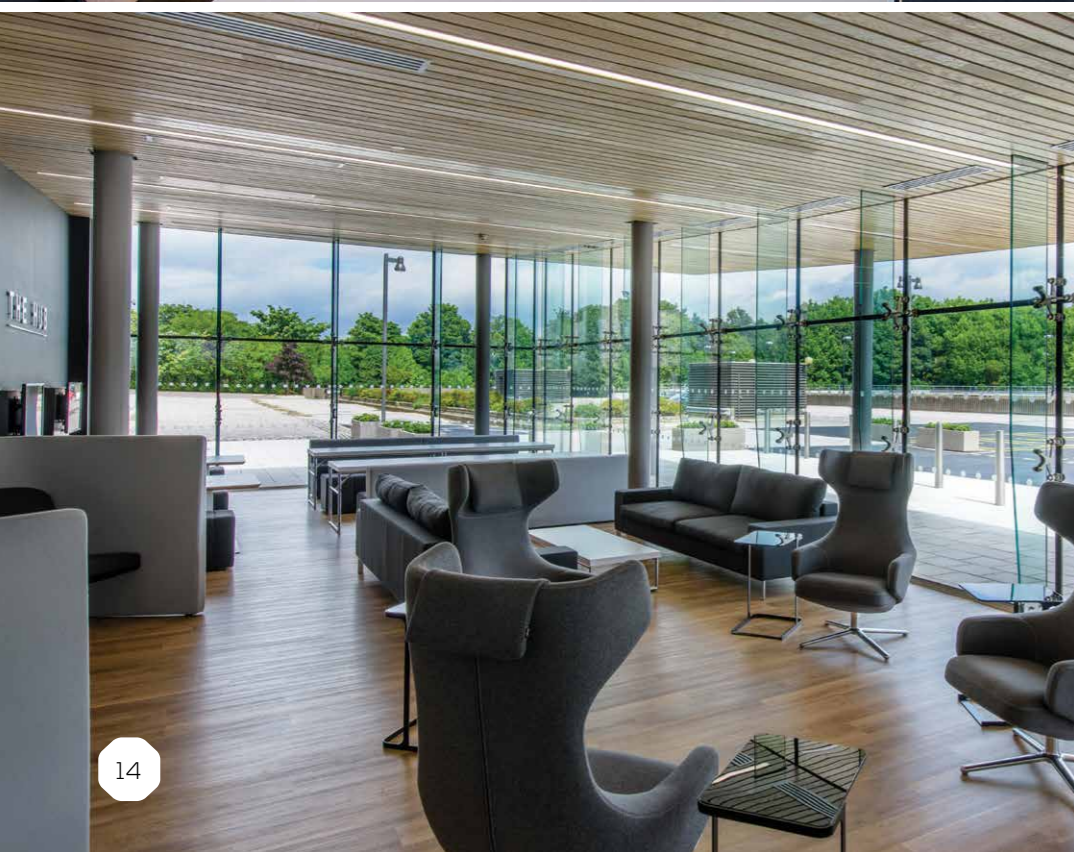
- New secure barrier entrance system
- Concierge and on site security
- Café and business networking Hub
- Free Wi-fi to clients, guests and visitors in reception
- Car parking ratio of 1:260 sq ft
- Brand new modern lifts
- State of the art media benches

CAFÉ

Serving breakfast, lunch, teas, coffees and snacks (as well as corporate catering), the Café @ H1 is a place to work, meet, relax or refuel before heading back to your desk.



THE HUB



THE BUSINESS HUB:

As part of our comprehensive reception extension, we have installed a new Business Hub, providing state of the art facilities within reception for touch down working. With the ability to seat over 30 people, designated parking and free wi-fi, the Hub at the Hill is an exciting amenity provided for the business community in Aberdeen. Whether it is for a formal meeting or to host presentations using our media benches with integrated screens, the Hub provides a fantastic environment to do business.

WHAT IS THE HUB?

A multi functional touch down business lounge

WHAT DO I GET IN THE HUB?

Free wi-fi

New media benches with integrated screens for presentations

Benches with integrated power to 'plug and play'

Private high backed chairs allowing individual or collaborative working

Low level sofas for informal meetings or break out space

BENEFITS OF THE HUB?

Free of charge

Designated parking spaces

Opportunity to network with occupiers at the Hill of Rubislaw

Use of Café and WC facilities in reception

COME AND MEET US

If you have any questions, feel free to come and see the Hub for yourself.

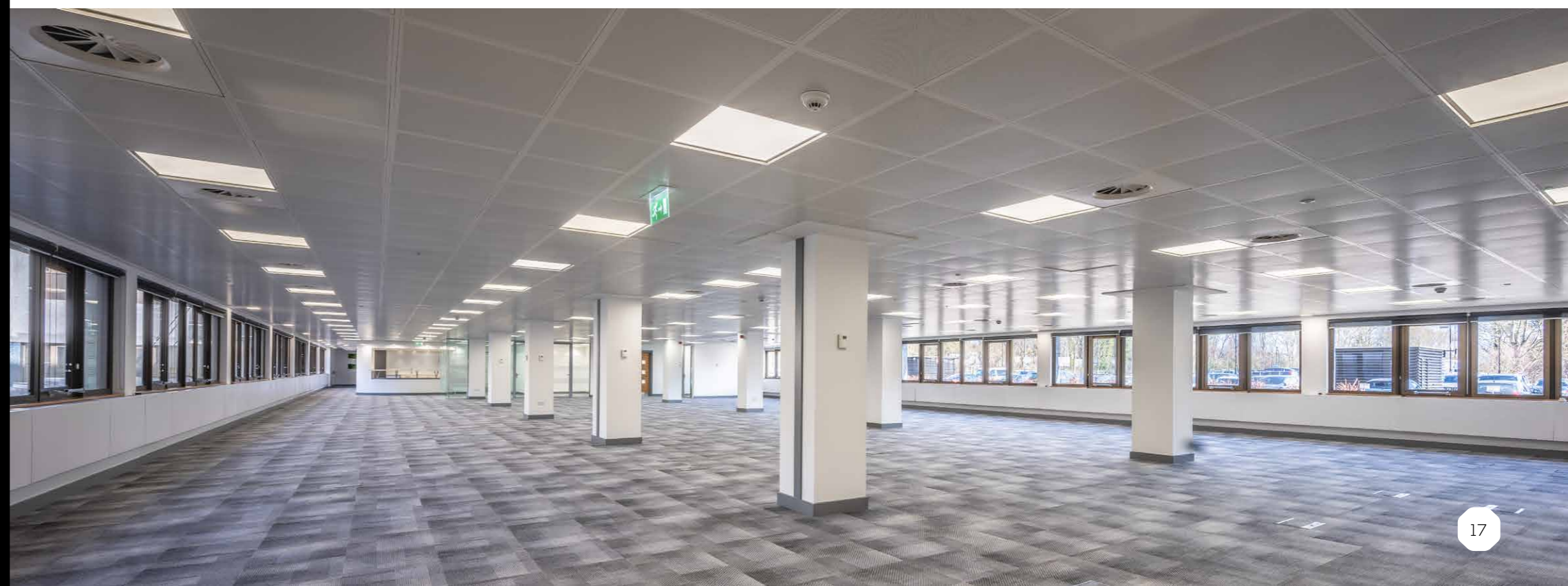
H1 The Office Space

With emphasis on quality and the environment for employees, we have undertaken a comprehensive refurbishment of the 3rd floor. Flooded with natural light and with panoramic views across Aberdeen City Centre to the North Sea, the office not only provides a fantastic outlook but also includes:

- New Mitsubishi VRF System
- New SAS 120 white metal pan ceiling
- Intelligent, fully controllable Zumtobel LED lighting system
- New metal pan raised floor
- 2.6 metre floor to ceiling height
- Carpet allowance
- New WCs
- EPC: C

AVAILABLE SPACE:

FLOOR	SQ FT	SQ M
4TH	31,180	2,900
3RD	6,990 - 23,450	650 - 2,180
2ND	7,380 - 23,840	685 - 2,215
1ST	47,000	4,366
GROUND	12,860	1,195
TOTAL	138,330	12,850



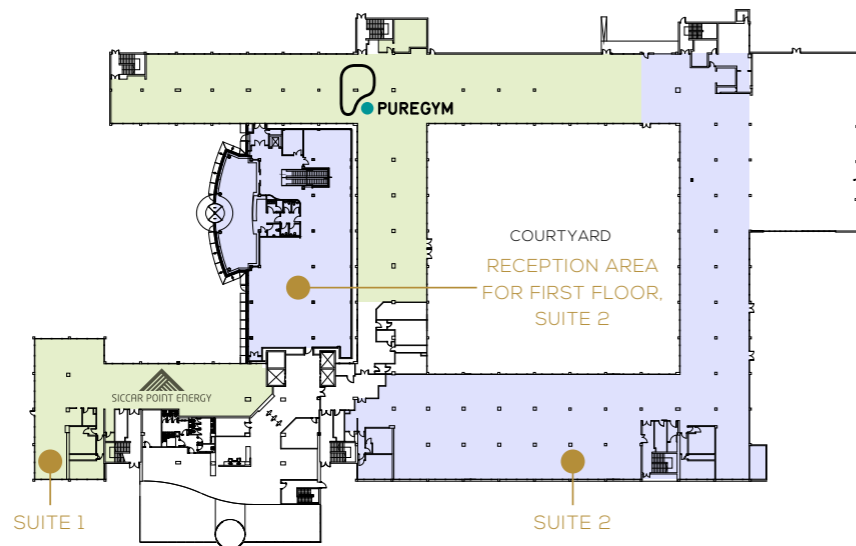
At H1, we are dedicated to providing the perfect space for any size of business. In the hub we can accommodate anything from a start up mobile company to a large multinational company. We are also able to provide different floor sizes to suit current requirements and growth plans and we would be delighted to discuss these with you further.

AVAILABLE
 LET

GROUND FLOOR

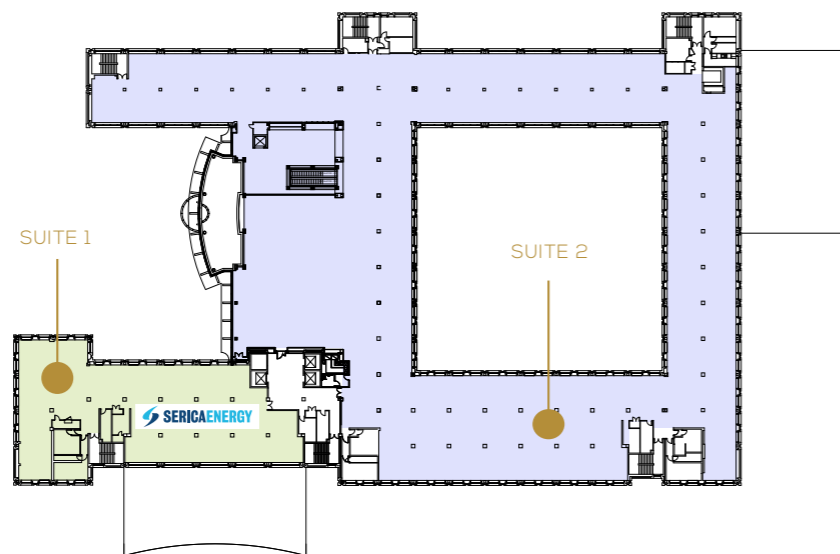
SUITE 2
 12,860 SQ FT
 120 PEOPLE

RECEPTION
 7,804 SQ FT



FIRST FLOOR

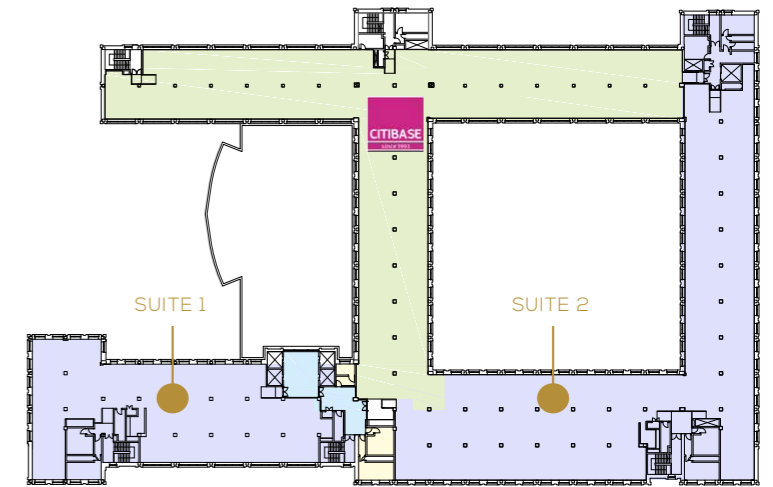
SUITE 2
 39,220 SQ FT
 265 PEOPLE



SECOND FLOOR

SUITE 1
 7,380 SQ FT
 68 PEOPLE

SUITE 2
 16,460 SQ FT
 152 PEOPLE

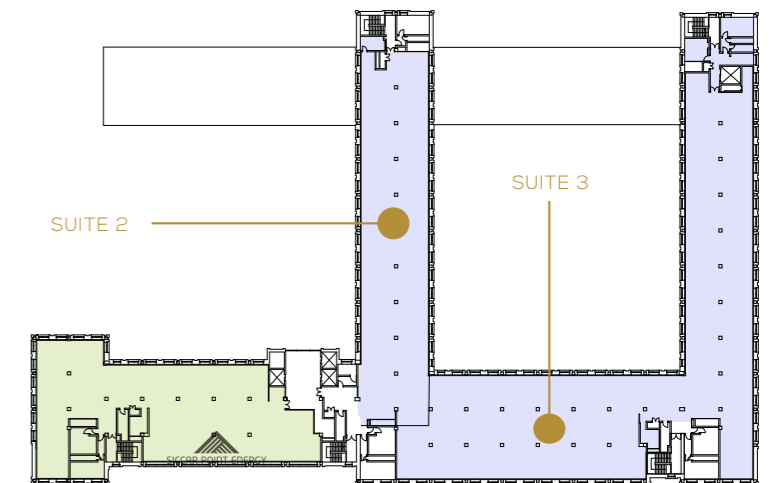


THIRD FLOOR

COMBINED SUITES
 23,450 SQ FT
 217 PEOPLE

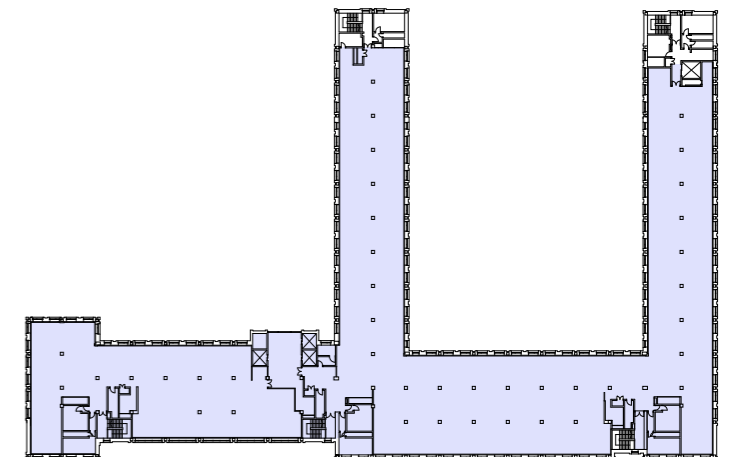
SUITE 2
 6,990 SQ FT
 65 PEOPLE

SUITE 3
 16,460 SQ FT
 152 PEOPLE



FOURTH FLOOR

31,180 SQ FT
 288 PEOPLE



H1 The Fully Serviced Home for Your Business

Find the serviced-office experts to grow your business with: Citibase. We've brought our 'Freedom At Work' promise to H1. That means expanding and established businesses can enjoy the flexible terms, value-for-money and customer service we've built the Citibase name on.

Our modern, spacious new office suites are a stylish match for the recently renovated H1. Complementing H1's own extensive list of facilities, Citibase offers a range of business-focused amenities in one central place, including:

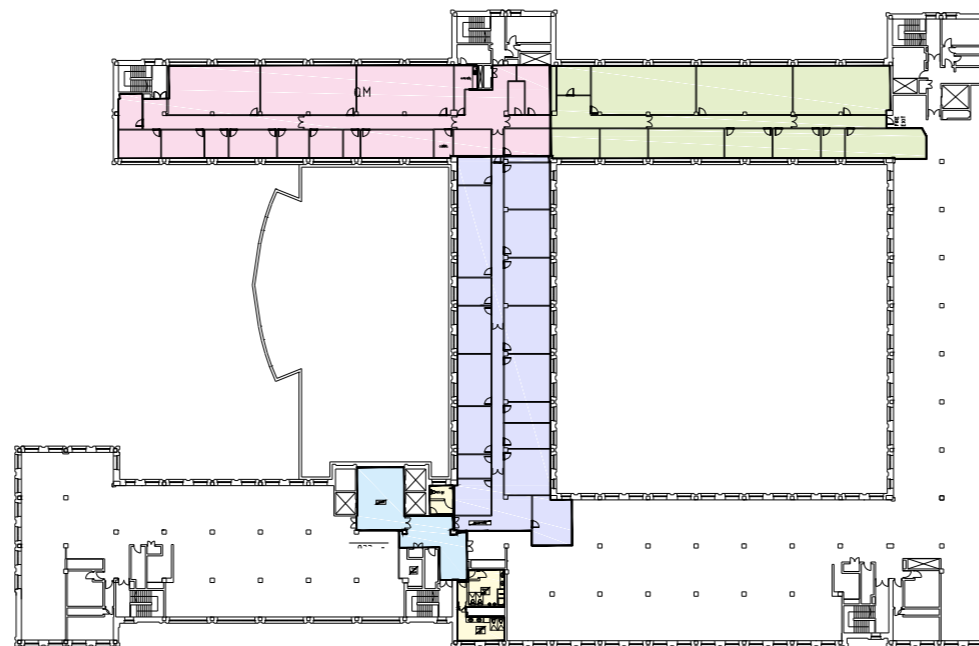
- Fully furnished and serviced offices
- Multi-use meeting rooms
- High-speed internet and telecoms packages
- 24/7 access
- Car and bike parking
- Support of your Citibase team

Added to these are the existing facilities that make H1 itself such a draw for flourishing businesses. These include state-of-the-art business hubs, PureGym, Café @ The Hill, hotels and restaurants, and easy transport links to Aberdeen and beyond.

Ready to connect with one of the finest business addresses in Aberdeen? Citibase suites of all sizes are available immediately.



Second Floor





CBRE

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