

The Fourcourt Office

Prestigious and flexible office for let in Aberdeen's Award-winning business park



Prime Four Life

Prime Four is different from any other business park in Scotland. It is built around the fact a great working environment has a quantifiable effect on business performance.

Prime Four is a managed community of offices, amenities, leisure facilities and stunning communal areas that blend into the beautiful surroundings with unrivalled connectivity and a state-of-the-art communications infrastructure.

The Park is now home to nearly 3,000 staff with industry majors Lloyds Register, Statoil, Apache, Nexen, Premier Oil, Transocean, OneSubsea, ADIL, Anderson Anderson Brown and the Village Club Resort based at the business park.

Prime Four operates a fully integrated management and event service befitting its location and international standing. Prime Four Management Ltd provides park-wide services and benefits to make sure businesses can run safely, sustainably and smoothly.

Situated 4 miles west of the City Centre on the main arterial route west, the Park is highly accessible from all directions and benefits from excellent public transport links.

The Fourcourt, a sporting and social hub for the park, provides outdoor sports courts and fitness training areas, all surrounded by a Village Club Resort and Spa, Starbucks, a Fresh Cafe, the Urban Bar & Grill and KingsWellies Nursery.

It's time to bring your business to life at Prime Four.



The Fourcourt Office

The Fourcourt Office at Prime Four has the potential to cater for smaller scale operators who want to be a part of Aberdeen's most prestigious business address

The building has the best location at Prime Four, overlooking the Fourcourt and sitting adjacent to the Village Club Resort and Spa, Fresh Cafe, Starbucks and Kingswellies Nursery.

The building has outstanding views northwards to rolling countryside and the natural setting of the landscaped Northern Park, an area of open parkland suitable for walking and running. The Fourcourt Office is also ideally located to the northern entrance to the park, providing quick and direct access to the road network.



Office specifications

The building provides Grade A office accommodation, and is in-line with BCO Best Practice Guidelines. The building has been designed to attain a BREEAM Rating of Very Good and an EPC Rating of B+.

Internally the building provides:

- Full raised access floors
- Comfort cooling – 4 pipe VRV, chilled beam system
- Floor to ceiling height of 2.7m
- Suspended ceilings with low energy recessed luminaries
- Building Energy management System
- CCTV Security
- 10 person passenger lift



GROUND FLOOR

GROSS

467m² 5,027sqft

NET

344m² 3,703sqft

FURTHER INFORMATION

If you want to bring your business to life, contact Drum Property Group today and discover a development Prime Four your people and productivity.

For further information please contact the joint letting agents:

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