



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 3,300 – 78,000 SQ FT

[CLICK HERE FOR A VIRTUAL TOUR](#)

With fully refurbished offices, unrivalled parking, new 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



NEXT TO
RUBISLAW DEN
NORTH AND SOUTH
ABERDEEN'S PREMIER
RESIDENTIAL ADDRESSES



THE HILL OF
RUBISLAW
IS HOME TO
MARATHON OIL
CHEVRON AND
CONOCOPHILLIPS



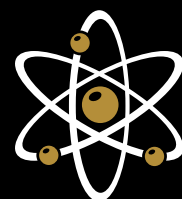
UNRIVALLED
ACCESS TO ABERDEEN
WITH ANDERSON
DRIVE &, QUEENS
ROAD PASSING
THE HILL



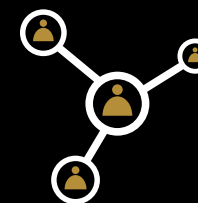
TWO OF THE
TOP UNIVERSITIES
IN THE UK
WITH 31,500
STUDENTS



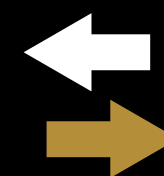
THE UNIVERSITY
OF ABERDEEN
IS RANKED
IN THE TOP 1%
GLOBALLY



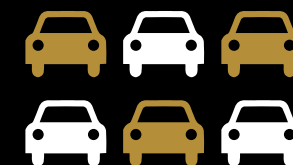
ABERDEEN IS
THE ENERGY
CAPITAL
OF EUROPE



HOME TO
THE HUB @ THE HILL
THE PLACE
TO NETWORK



ONE MILE
TO CITY CENTRE
SIX MILES
TO AIRPORT



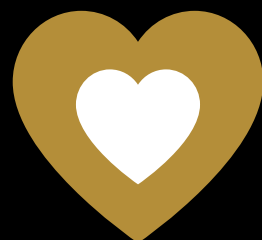
OVER 815
CAR SPACES @ H1
WITH 1:260
SQ FT **RATIO**



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%

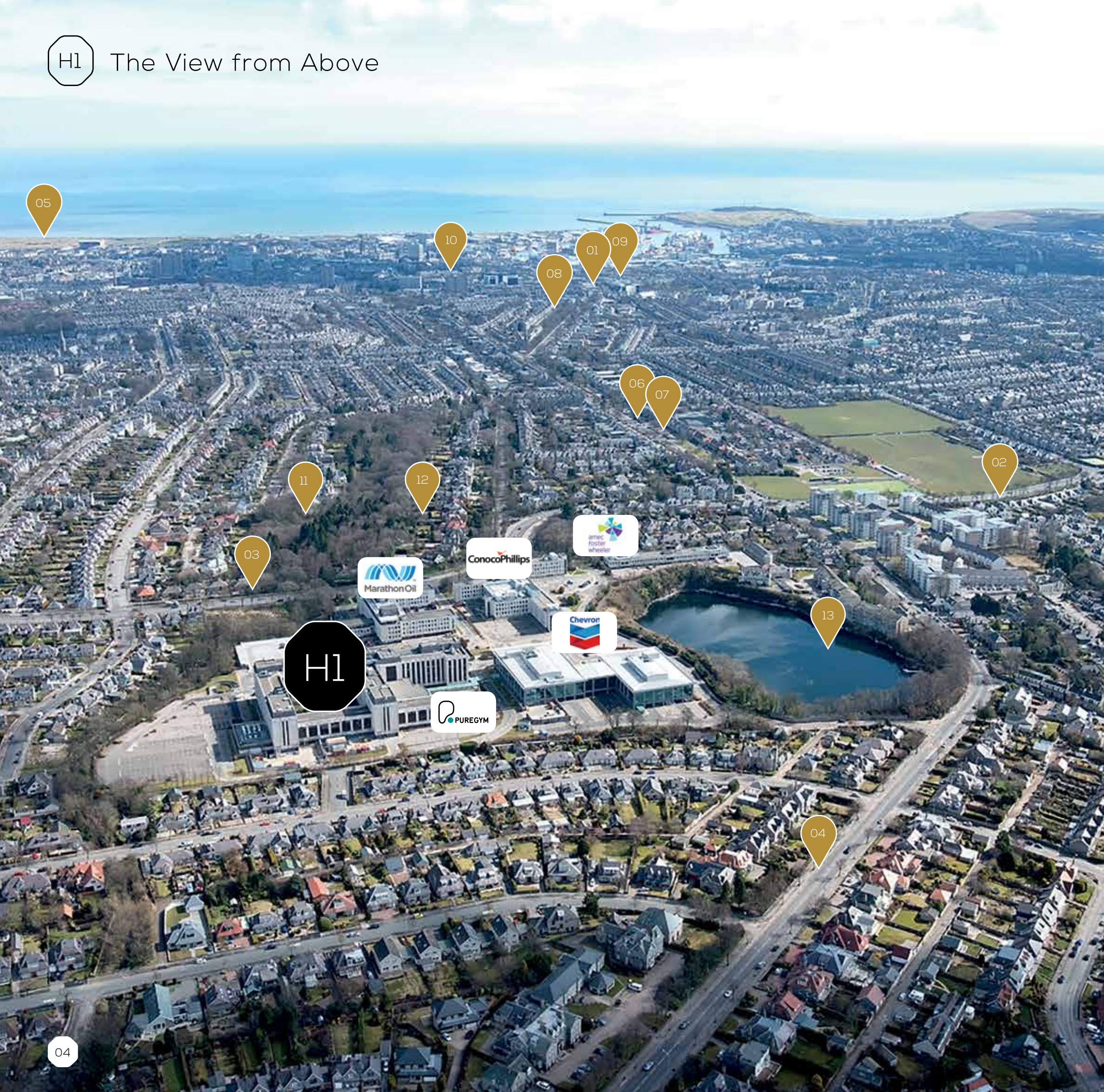


A COMFORTABLE
ENVIRONMENT
COULD IMPROVE
STAFF
PERFORMANCE
BY 65%



HAPPY
EMPLOYEES
ARE 12% MORE
PRODUCTIVE

H1 The View from Above



Key Information

HILL OF RUBISLAW



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)

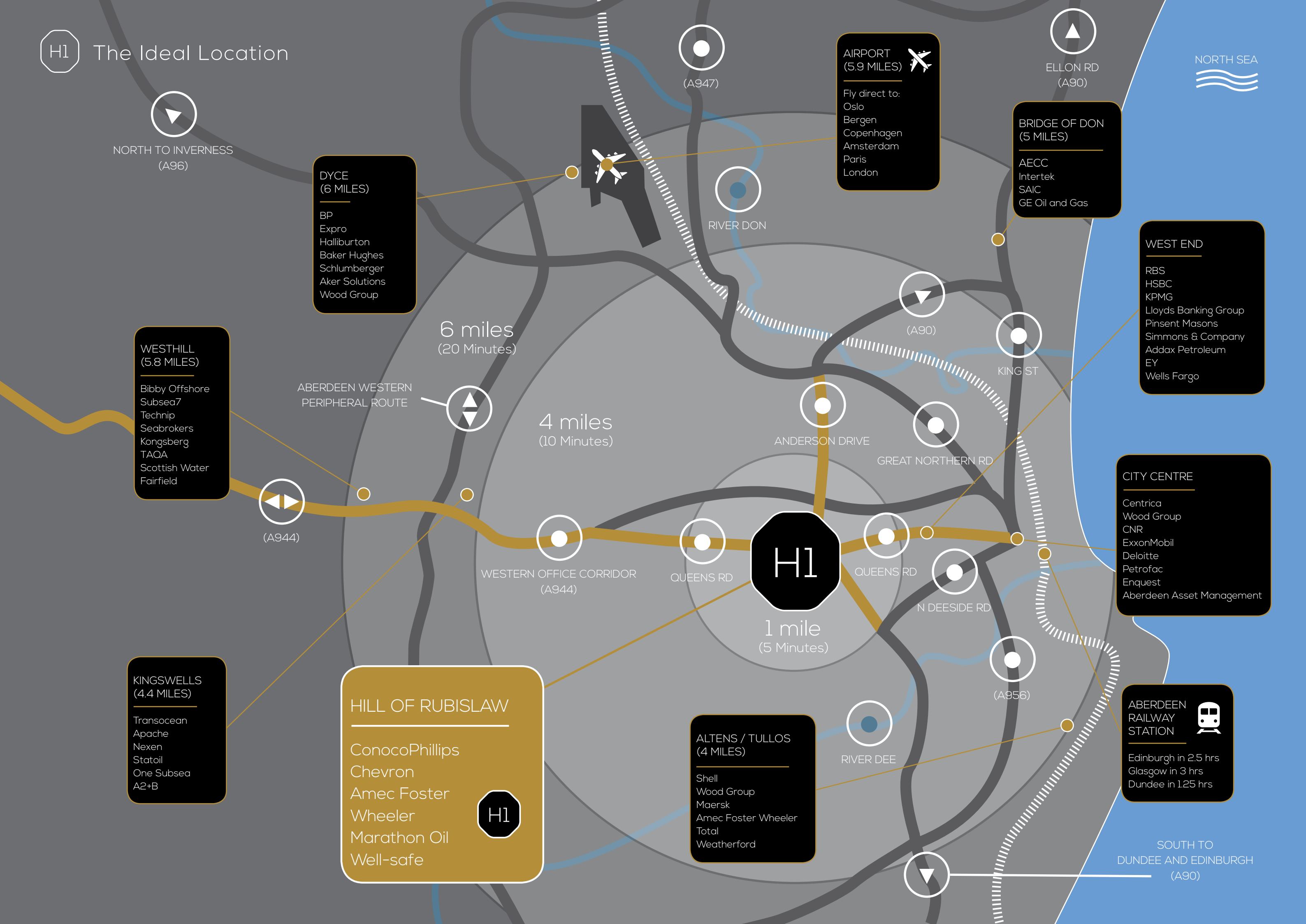
CIVIC BUILDINGS

- 10. Marischal College

OTHER

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

H1 The Ideal Location



H1 The Perfect Work-Life Balance



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.

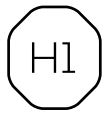
OUTSIDE SPACE

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. The Hilton Treetops is also a few minutes walk from The Hill of Rubislaw with various dining, gym and spa facilities.

On site, within H1, market leading gym operator, Pure Gym will be opening a state of the art 15,000 sq ft gym in January 2018.



The Hill's Current Occupiers

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



Grade A office space,
a brand new reception with
on site Cafe and a new 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

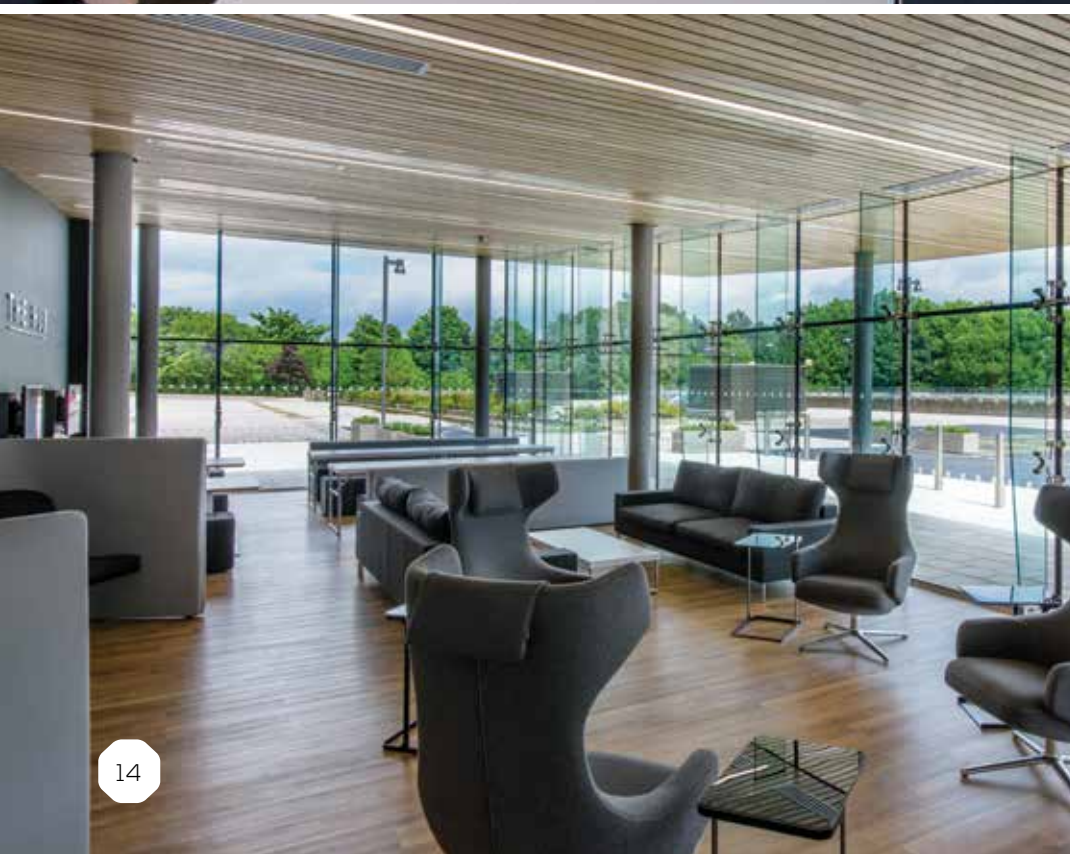
A new Cafe is being installed to be opened in January 2018.

Serving breakfast, lunch, teas, coffees and all day snacks, the H1 Cafe will be a state of the art space to meet with friends or to grab a quick snack before heading back to the office.





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

AVAILABLE SPACE:

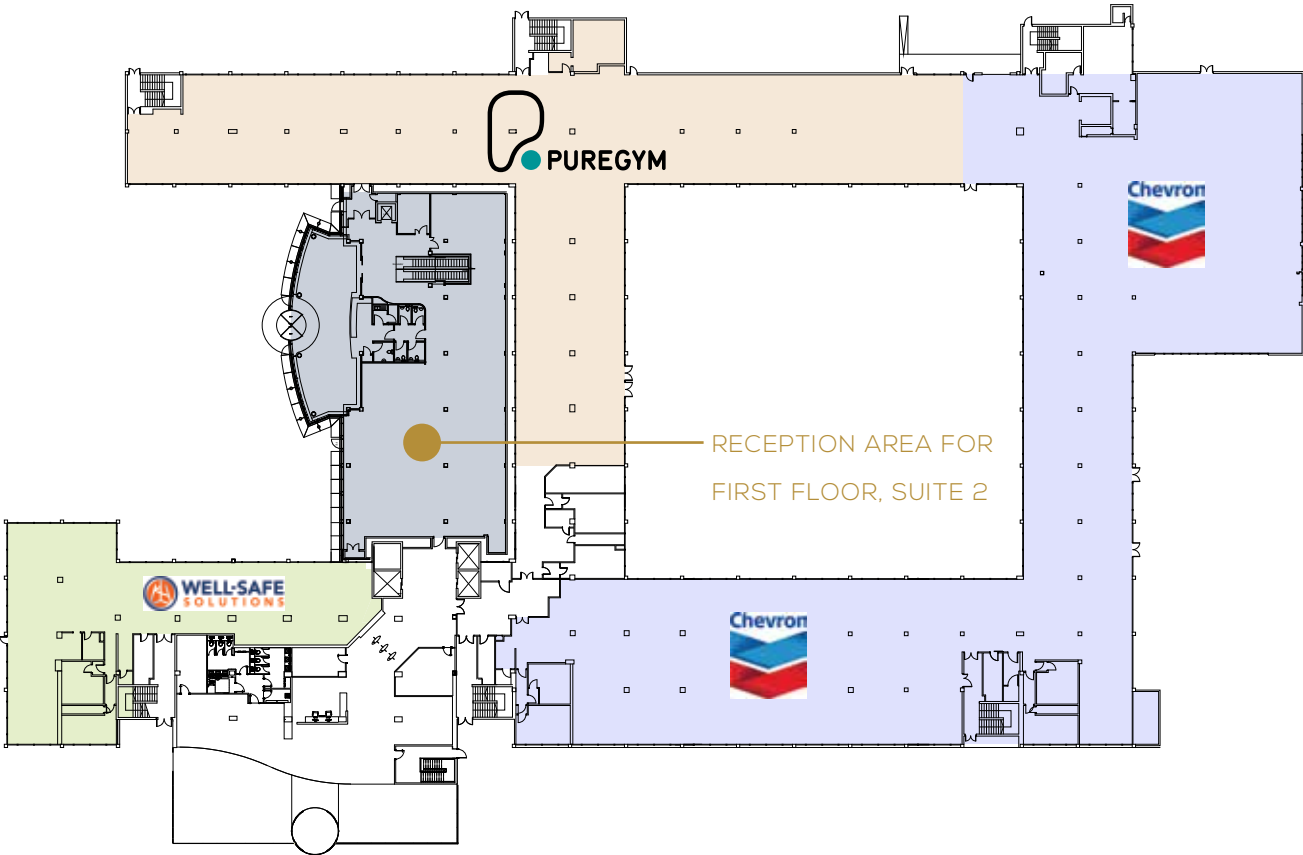
FLOOR	SQ FT	SQ M
3RD	6,990 - 23,450	649 - 2,178
1ST	3,300 - 54,750	306 - 5,086



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 your further.

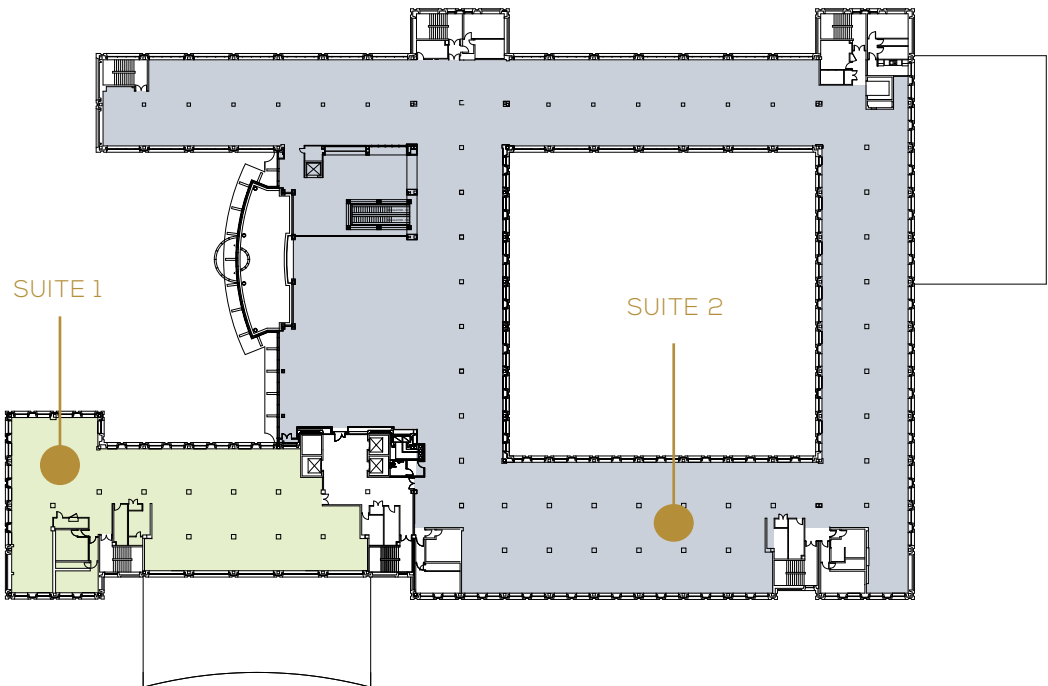
GROUND FLOOR

RECEPTION AREA FOR
FIRST FLOOR, SUITE 2
7,804 SQ FT



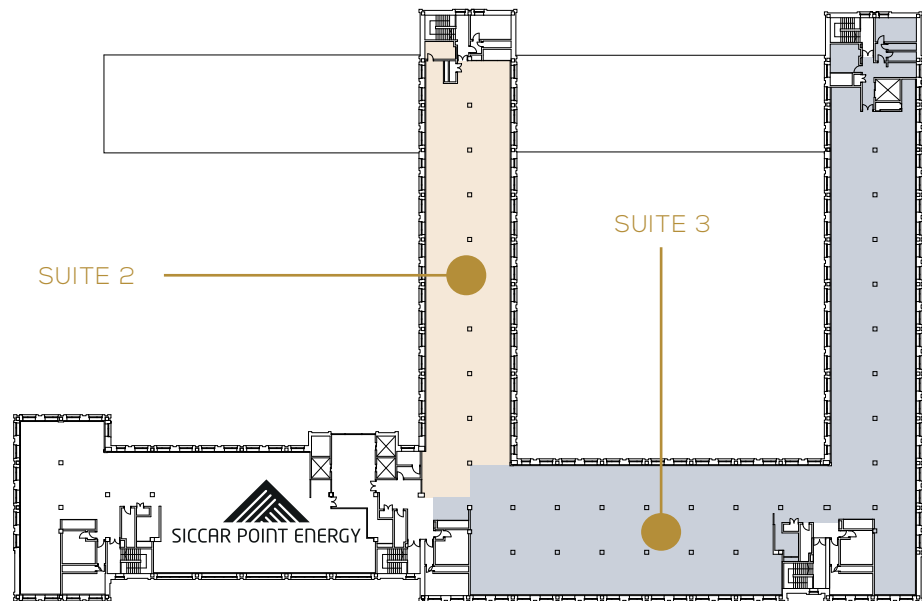
FIRST FLOOR

COMBINED SUITES	SUITE 1	SUITE 2
46,950 SQ FT	7,730 SQ FT	39,220 SQ FT
337 PEOPLE	72 PEOPLE	265 PEOPLE



THIRD FLOOR

COMBINED SUITES	SUITE 2	SUITE 3
23,450 SQ FT	6,990 SQ FT	16,460 SQ FT
217 PEOPLE	65 PEOPLE	152 PEOPLE





CBRE

DERREN MCRAE
Derren.McRae@cbre.com
(0)1224 219025

IAIN LANDSMAN
Iain.Landsman@cbre.com
(0)1224 219016

Ryden

ARRON FINNIE
arron.finnie@ryden.co.uk
(0)1224 569651

ANDREW SMITH
andrew.smith@ryden.co.uk
(0)1224 569663

EPC: C



hillofrubislaw.com |  [@hillofrubislaw](https://twitter.com/hillofrubislaw)

AB15 6BL