

TO LET · 31,000 SQ FT  
**THE CRESCENT OFFICE**

THE FIRST NET ZERO  
CARBON OFFICE  
IN ABERDEEN



**PRIMEFOUR**

KINGSWELLS CAUSEWAY, KINGSWELLS, ABERDEEN AB15 8PU





# Award-winning business park & global energy hub

**Prime Four is a managed community of international-class business space, health & wellbeing facilities and stunning communal areas blended into beautiful surroundings with unrivalled connectivity.**

It is well documented that an employee's surroundings affect their psychological and social wellbeing. In short, a happy colleague is a productive colleague. Prime Four is designed to encourage socialising and collaboration, things that top-performing businesses value. This work-life balance creates rewarding and efficient workplaces.

The community of global energy majors, a national hotel chain, healthcare and childcare providers and some of the country's most successful professional services firms is testament to the value today's leading-edge organisations place on providing a rich and well-planned environment for their employees.

The integration of landscaped parkland, pedestrian and running routeways, sustainable transport links and local amenities make Prime Four a desirable place for companies to be located.

As Aberdeen's only international-class business location, Prime Four has a fully integrated management and event service befitting its international standing, providing park-wide services and benefits to make sure businesses can run safely, sustainably and smoothly. An active sporting and social programme is available for all tenant colleagues, ensuring health, wellbeing and nature-focused activities are available for all those that work on the park.



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 & Spa, Starbucks, Fresh Café, Kingswells Dental Practice, the Urban Bar & Grill and KingsWellies Nursery.

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.

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

## Occupiers Include







# The Crescent Office

**The Crescent Office will be the first contemporary and flexible net zero carbon workspace in Aberdeen - shaped by a sustainable future, its location and the people who will inhabit it.**

The 30,000 sq ft all-electric building will be net zero carbon in operation, aligning with both LETI and UK Green Building Council best practice. Heating and cooling will be provided via the use of air-source heat pumps, with the building benefiting from excellent natural light that is complemented by a high-performing lighting control solution, solar shading and rooftop photovoltaic panels.

The Crescent Office will be a smart workplace with integrated building management systems delivering operational efficiencies and energy management.

The building is also designed around a healthy lifestyle, taking advantage of Prime Four's integral cycle lanes and activity based infrastructure, offering cycle storage, shower and changing facilities, the Village Club Resort & Spa and the sports & recreation facility, The FourCourt, immediately adjacent.

This state of the art workspace is designed to encourage socialising and collaboration and to complement and build on the sense of community at Prime Four.



# Sustainable and Flexible Design

## Designed for Wellbeing

Natural ventilation and daylight with countryside views and extensive on-site amenities.

## Operational Net Zero

All electric infrastructure and biosolar PV roof plant.

## Collaboration

Flexible and collaborative spaces.

## Sustainable Transport

EV charge points for vehicles and cycles, with dedicated bus links within the park.

## Active

Secure bike storage inside and out, showers and changing rooms.

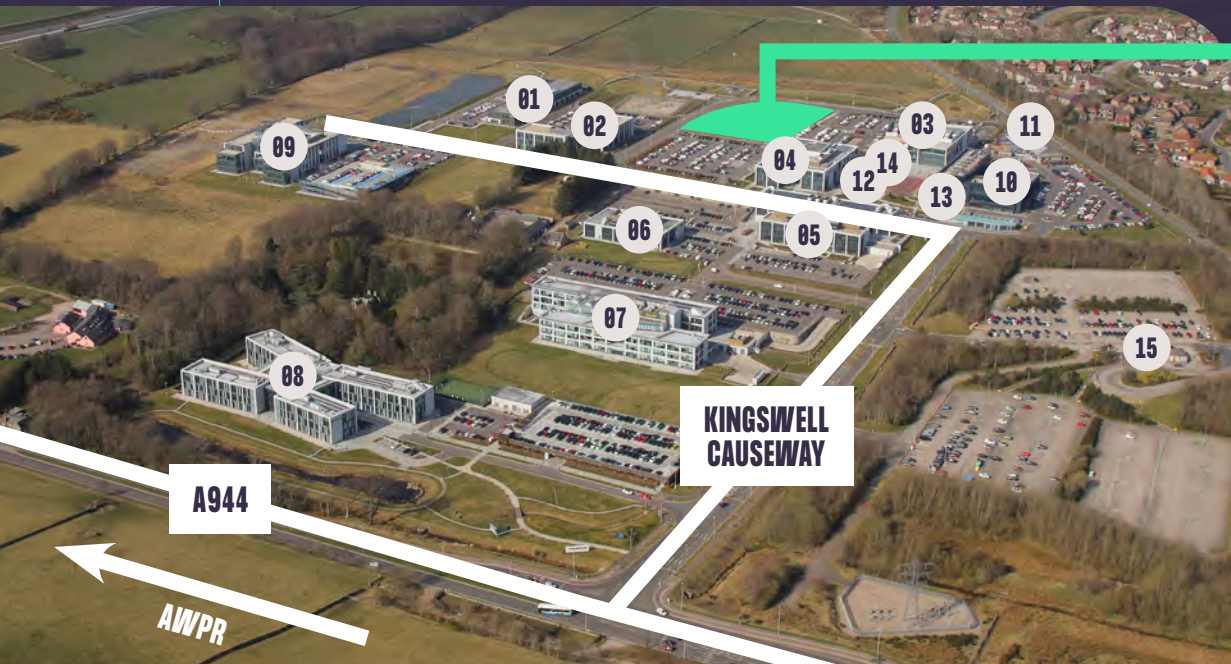




# Location

Scotland's third largest city, Aberdeen has a resident population of c.225,000 people and a wider regional catchment of 500,000. It is one of the most prosperous business focused cities in the UK and is widely recognised as the energy capital of Europe and home of the UK's oil and gas industry.

Aberdeen is located in the north east of Scotland, 127 miles north of Edinburgh and 145 miles north east of Glasgow. The A90 links Scotland's motorway network, making Glasgow and Edinburgh accessible in just over 2 hours.

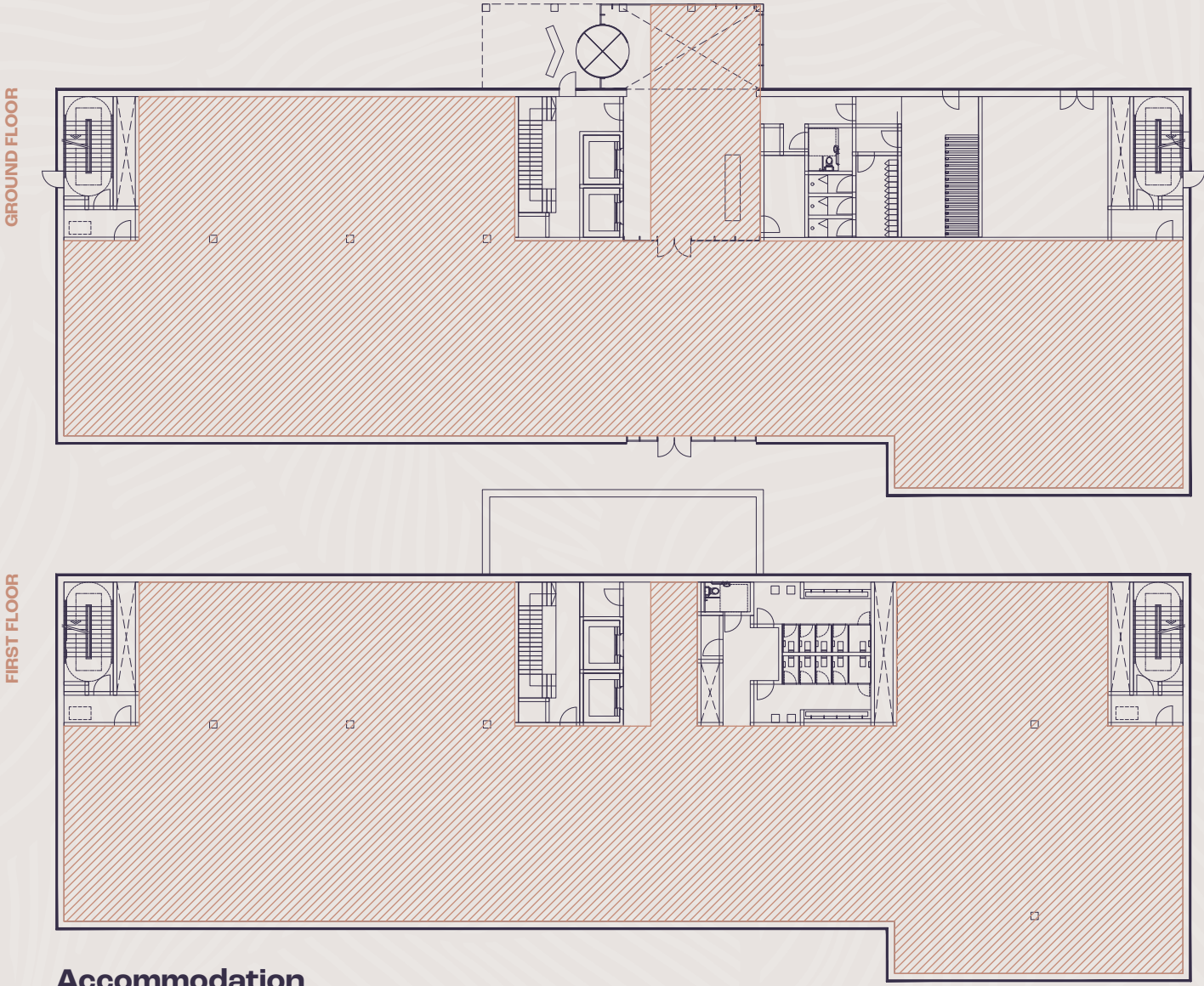


**Occupiers & On-site Amenities:**

- |    |                       |    |                              |
|----|-----------------------|----|------------------------------|
| 01 | SLB                   | 09 | Lloyd's Register             |
| 02 | AAB                   | 10 | Village Hotel & Gym Aberdeen |
| 03 | Equinor               | 11 | KingsWellies Nursery         |
| 04 | Harbour Energy        | 12 | Fresh Café                   |
| 05 | TAQA                  | 13 | Starbucks                    |
| 06 | Maersk Supply Service | 14 | Kingswells Dental Practice   |
| 07 | Apache                | 15 | Kingswells Park & Ride       |
| 08 | CNOOC                 |    |                              |



# Floor Plans



120 Car  
Parking Spaces -  
parking ratio  
of 1 per 30m<sup>2</sup>

The building  
provides  
Grade A office  
accommodation

In-line with  
BCO Best  
Practice  
Guidelines

Orientated  
to optimise  
energy use

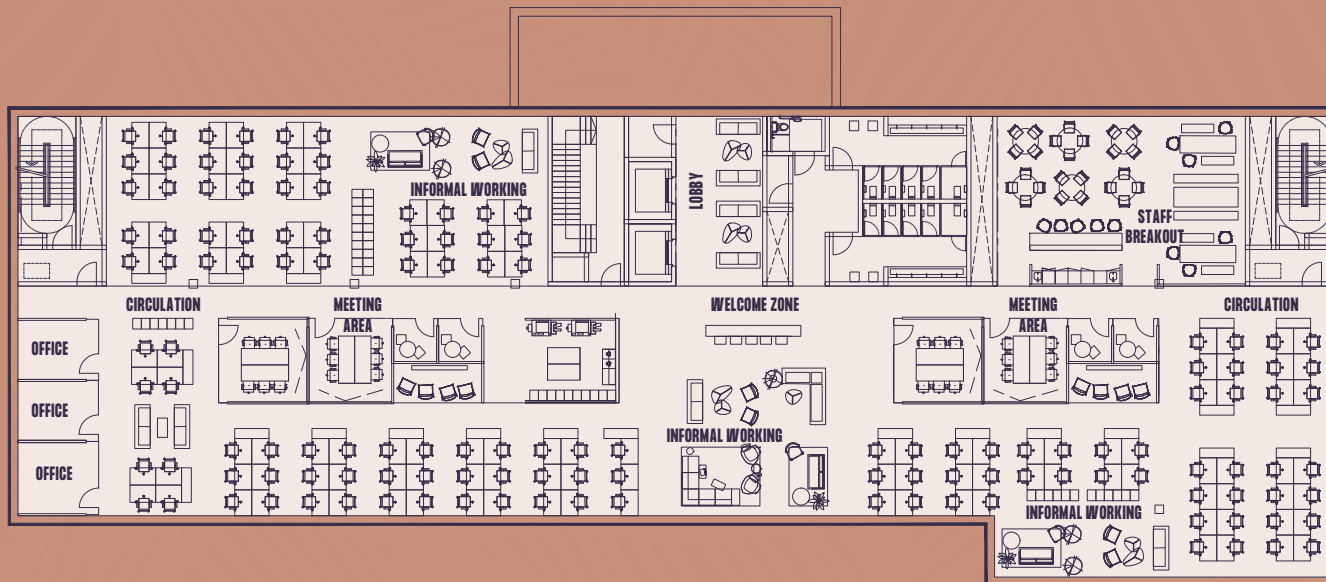
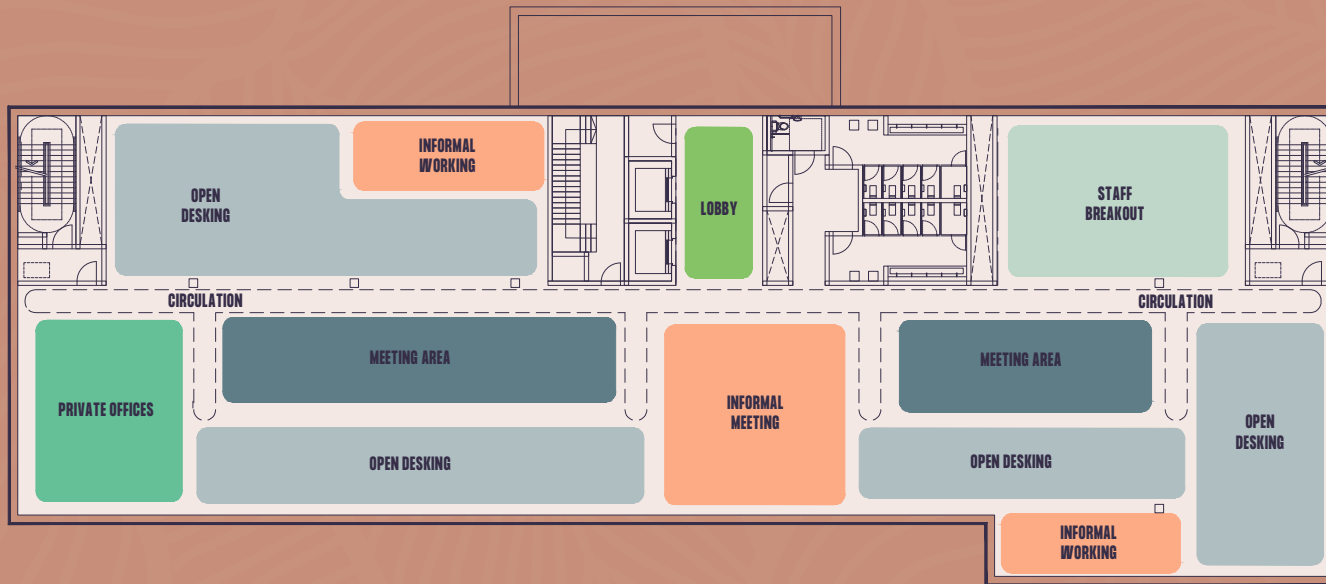
Biophilic  
design  
incorporated

## Accommodation

Ground	940 sq m	10,120 sq ft
First	975 sq m	10,495 sq ft
Second	975 sq m	10,495 sq ft
<b>Total</b>	<b>2,890 sq m</b>	<b>31,110 sq ft</b>



# First Floor Indicative Space Plan



## Specification

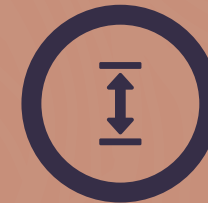
Internally the building provides:



Full raised access floors



Designed for wellbeing with natural ventilation and daylight



Floor to ceiling height of 2.7m



CCTV security



Building energy management system



Active lifestyle – showers, changing rooms, lockers



Targeting EPC A





## 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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