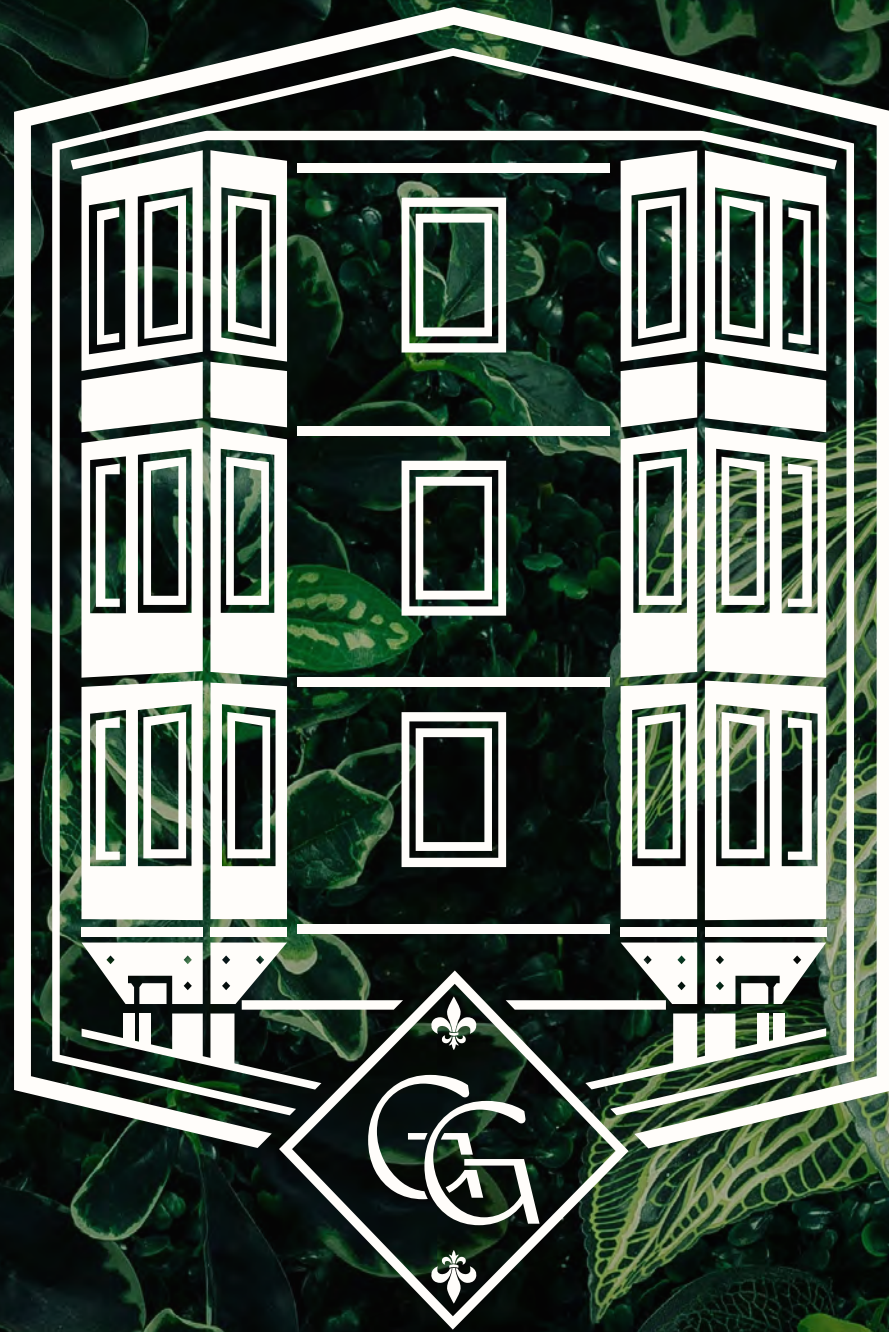




GARDENS' GATE

4 - 5 UNION TERRACE | AB10 1NJ

WORKSPACE IN THE HEART OF ABERDEEN

2,350 SQ FT TO 5,150 SQ FT

VIDEO TOUR AVAILABLE 



THE BUILDING

Gardens' Gate presents a versatile selection of accommodation. Recently refurbished common areas complement the modern, light-filled workspaces, which boast sweeping views over the city.

BUILDING SPECIFICATION

24-hour access 

DDA compliant entrance, toilets and 2 x passenger lifts 

Secure car park and EV Charging 

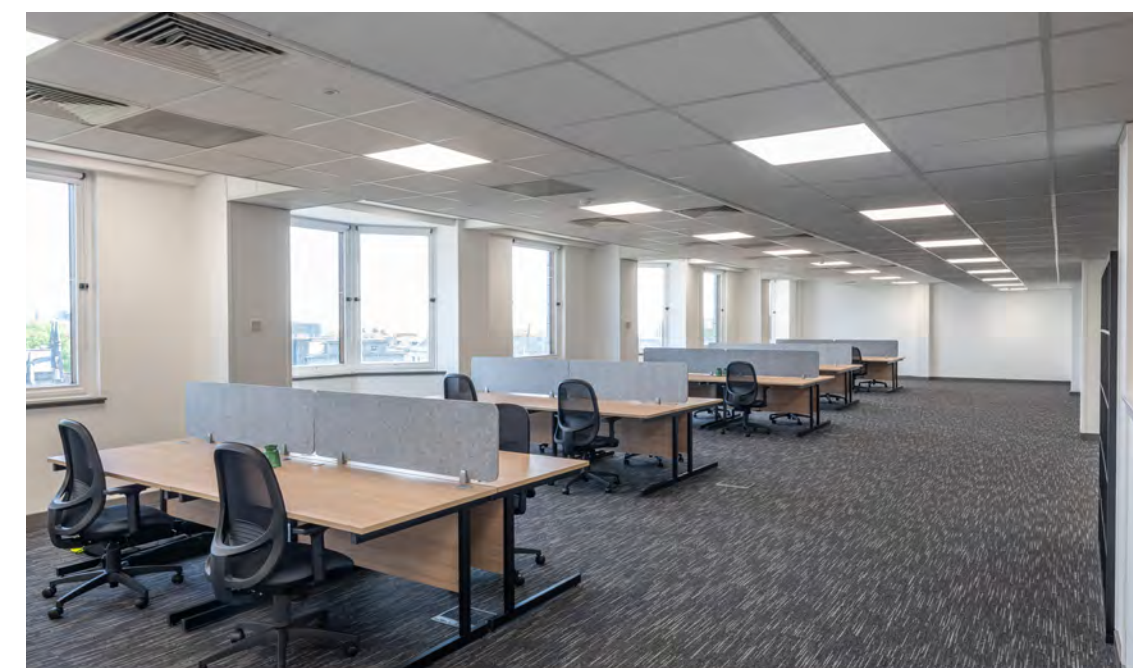
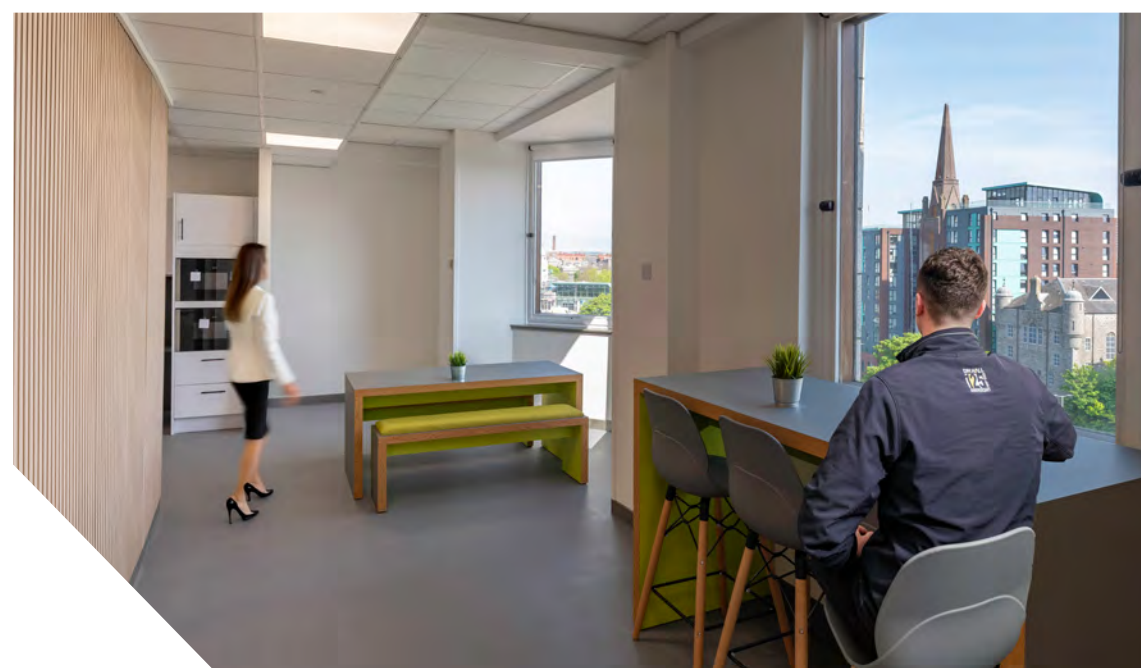
Cycle storage 

On-site showers, changing and locker facilities 

Fully fitted suites available 

EPC - B 

Uninterrupted views over Union Terrace Gardens and the City Skyline 



AVAILABILITY

Each suite provides the following approximate net internal floor areas:



FOURTH FLOOR
3,350 sq ft

SECOND FLOOR
3,350 sq ft

GROUND FLOOR
2,800 sq ft

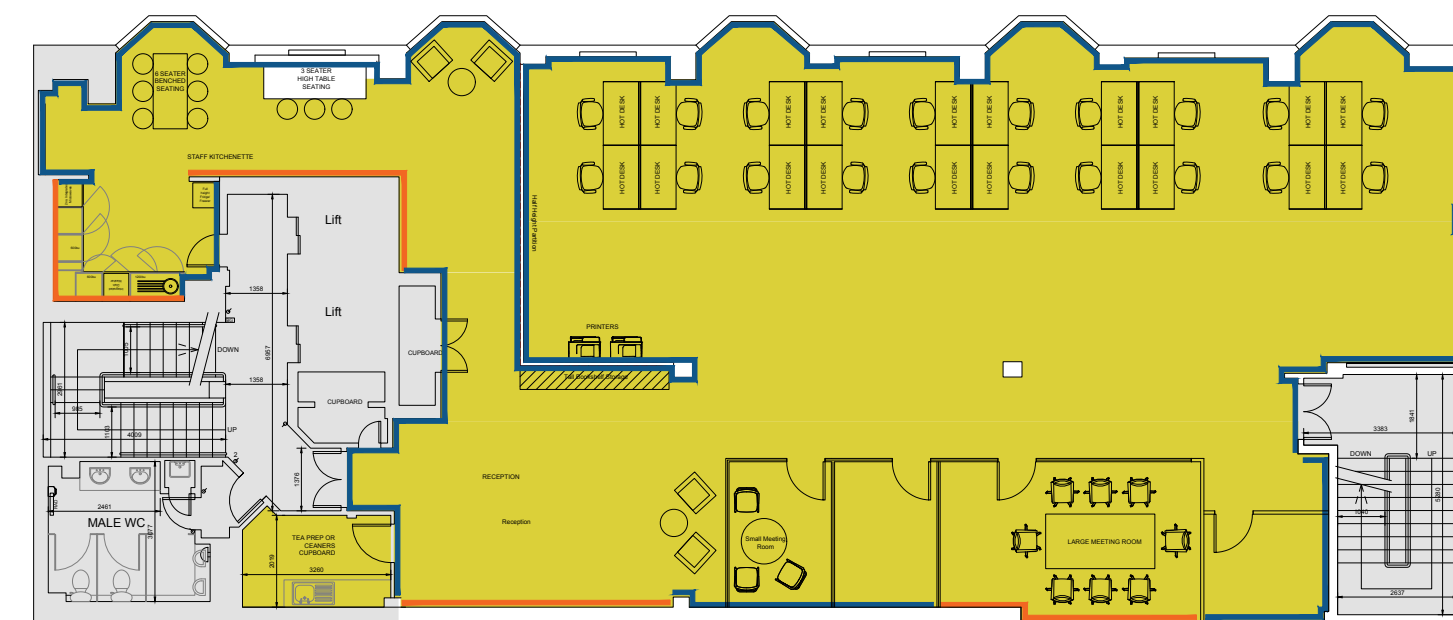
BASEMENT
2,350 sq ft

4TH FLOOR



The newly refurbished fourth floor is fully fitted with furniture, offering a turnkey solution on traditional or all-inclusive lease terms. Current furniture provision supports immediate occupancy, with additional items available to suit if required.

3350 SQ FT



SUITE SPECIFICATION

Excellent levels of natural light



Heating and Cooling Systems



LED lighting



IT Enabled



EPC - B



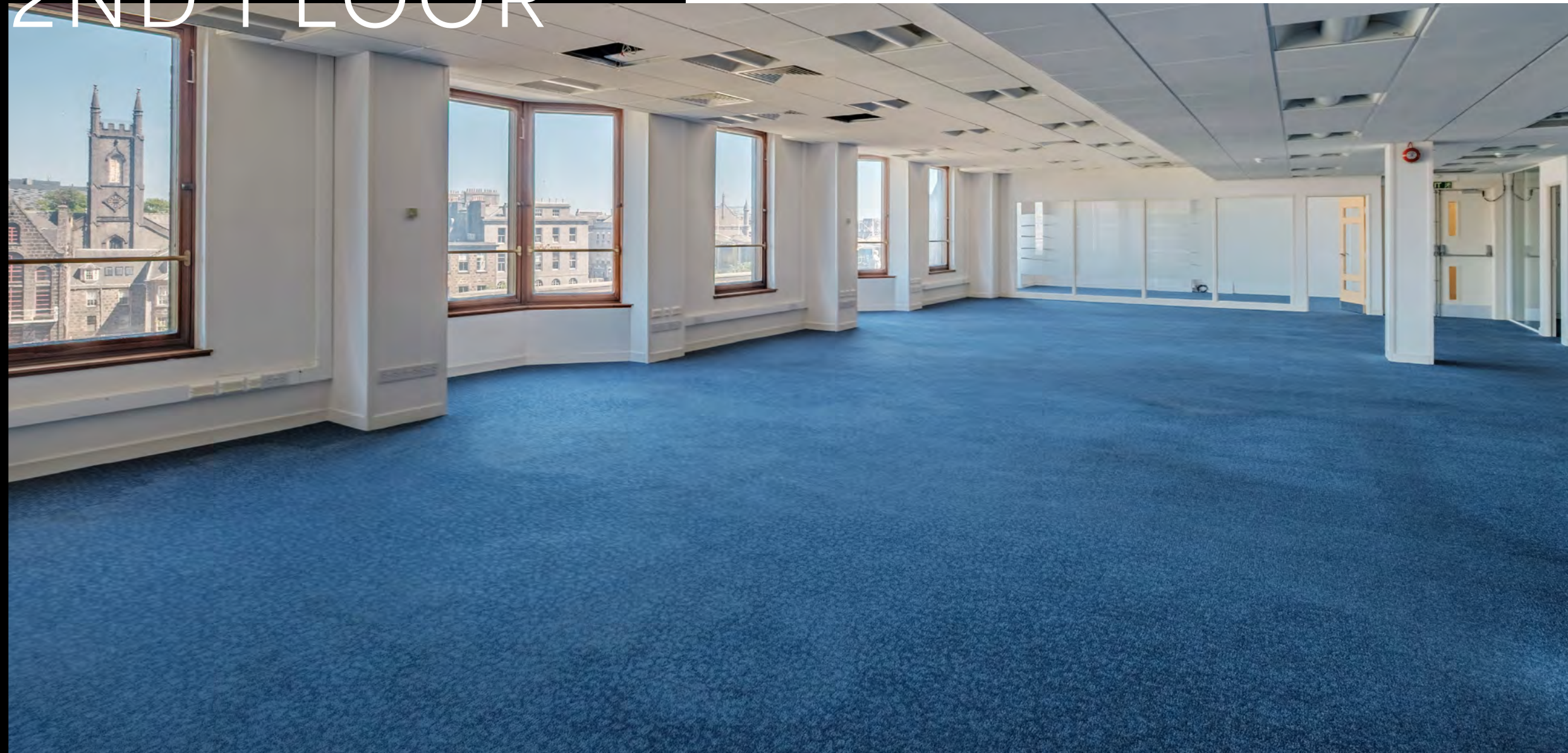
Kitchen, Breakout spaces and meeting rooms



Plug and Play



2ND FLOOR



SUITE SPECIFICATION

Excellent levels of natural light 

Heating and Cooling Systems 

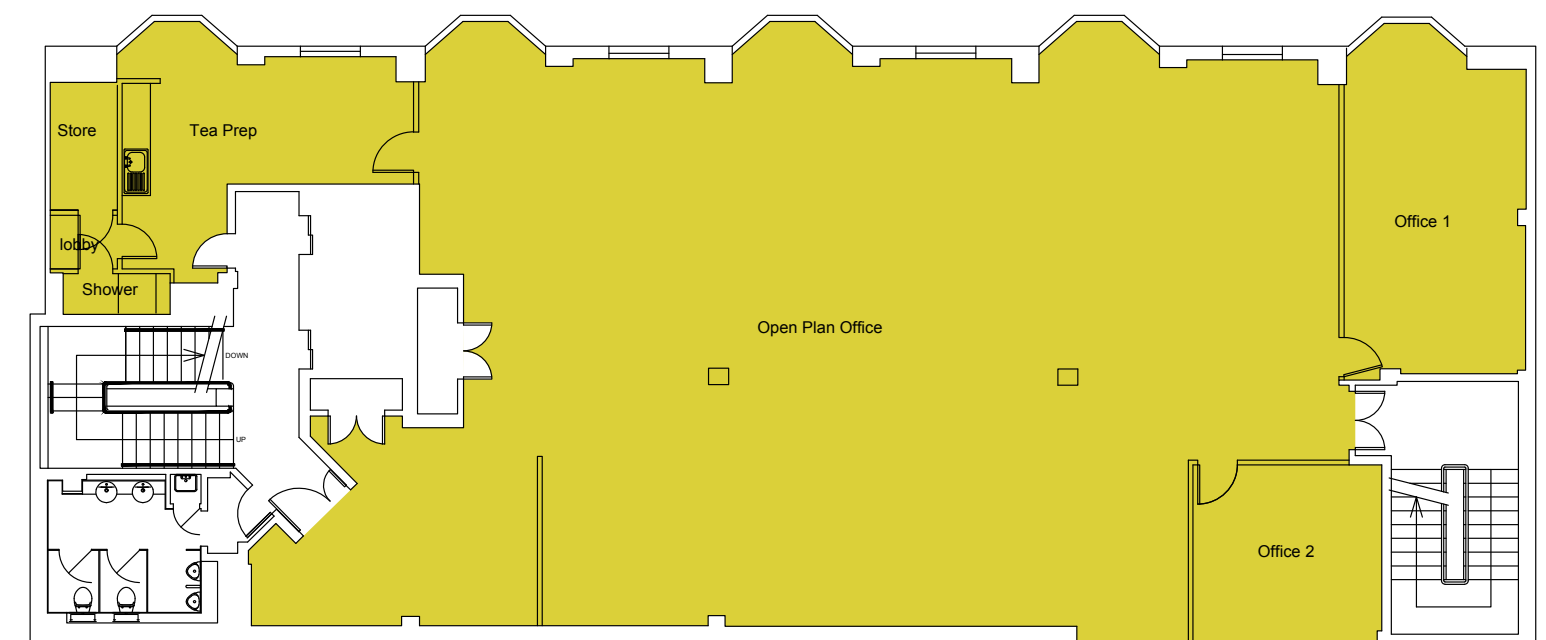
Perimeter Trunking and IT Enabled 

EPC - B 

Dedicated kitchen area and meeting rooms 

A blank canvas, providing flexible, adaptable space enabling any incoming occupier a tailored finish to meet their exact specification.

3350 SQ FT

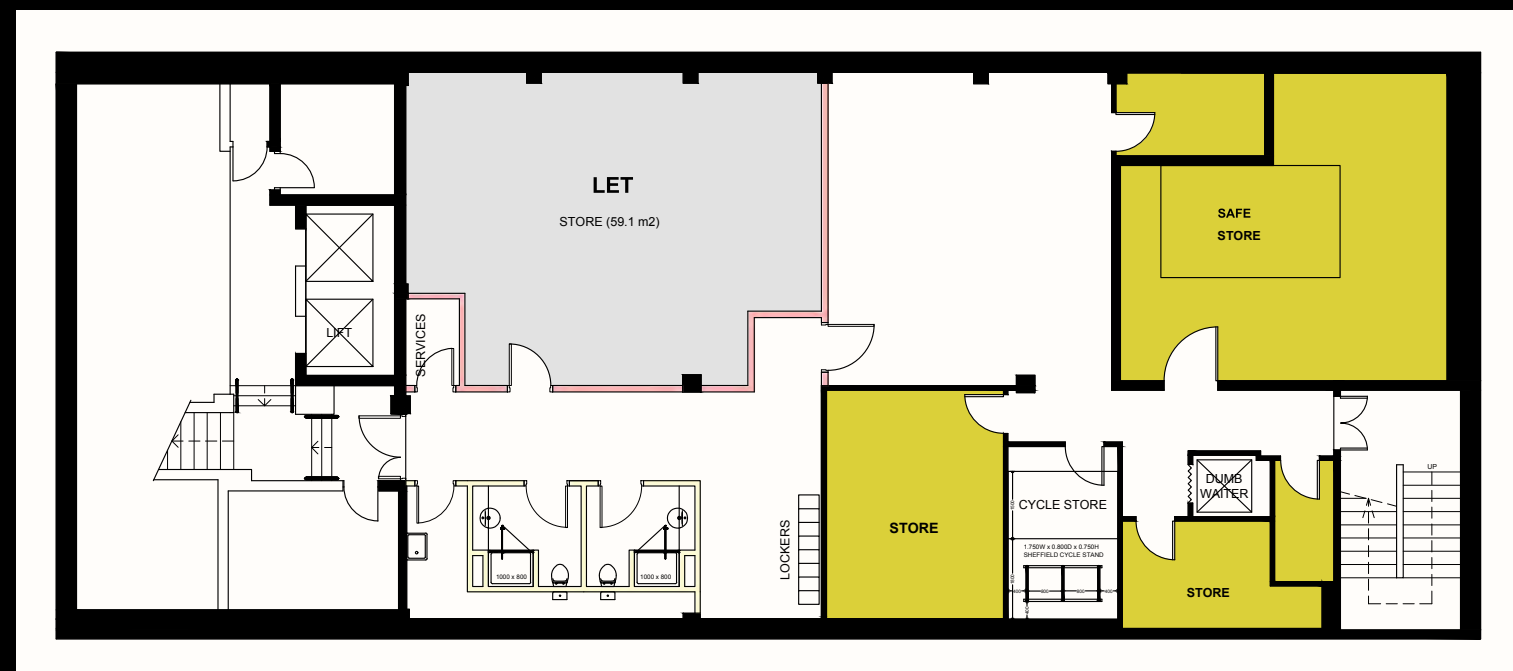


CAR PARKING

Each suite benefits from the exclusive car parking spaces within a secure car park off Diamond Street, to the rear of the property. Further details are available on request.

STORAGE & FACILITIES

Secure storage facilities are available to let in the property's basement, with potential to have direct access from the Ground Floor Suite to these spaces below. Shower Facilities and additional bike racks are situated here too.



LOCATION

Garden’s Gate is ideal for businesses seeking a dynamic city-centre presence in the heart of Aberdeen with a host of nearby amenities, excellent transport links, and a thriving corporate environment - all set against the backdrop of Aberdeen’s iconic granite skyline.

Aberdeen Rail Station and the nearby bus interchange are less than a 5-minute walk away, with regular train services from ScotRail, CrossCountry, and LNER, as well as frequent local buses stopping at Union Terrace Gardens and Bridge Street.

SELECT HERE FOR STREET VIEW

Key

Transport

- 1. Aberdeen Rail Station
- 2. Bus interchange
- 3. Aberdeen Ferry Terminal

Amenities

- 1. Common Sense Coffee House & Bar (Restaurant & Cafe)
- 2. Wild Goose (Restaurant)
- 3. New Aberdeen market (Restaurants & Cafes)
- 4. Pure Gym (Fitness)
- 5. Park Inn (Hotel)
- 6. Sandman (Hotel)

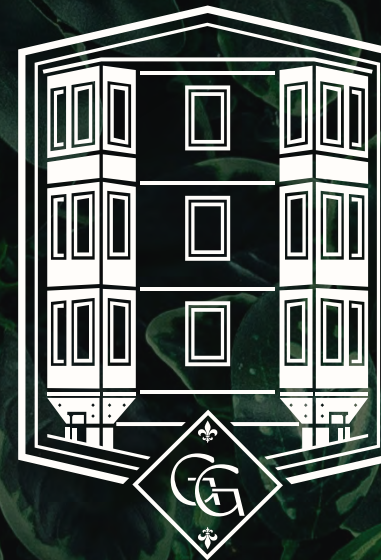
Points of interest

- 1. His Majesty’s Theatre
- 2. Union Terrace Gardens
- 3. Marischal College

Nearby Commercial Occupiers

- 1. Burness Paul
- 2. EY
- 3. KPMG





GARDENS' GATE
4 - 5 UNION TERRACE | AB10 1NJ

VAT

All monies quoted are exclusive of VAT which is payable at the prevailing rate

Viewing / Further information:

For further information or to arrange a viewing please contact the joint letting agents:

Ryden

Scott Farquharson

scott.farquharson@ryden.co.uk

07384 543094

Arron Finnie

arron.finnie@ryden.co.uk

07880 716900

DM HALL

Christopher Paul

Christopher.Paul@dmhall.co.uk

07780601258

Stuart Johnston

stuart.johnston@dmhall.co.uk

07913 046 226

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden and DM Hall for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or their third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

Ryden and DM Hall on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE Limited and Avison Young has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. Date of publication August 2025. Design by Ninetwo.