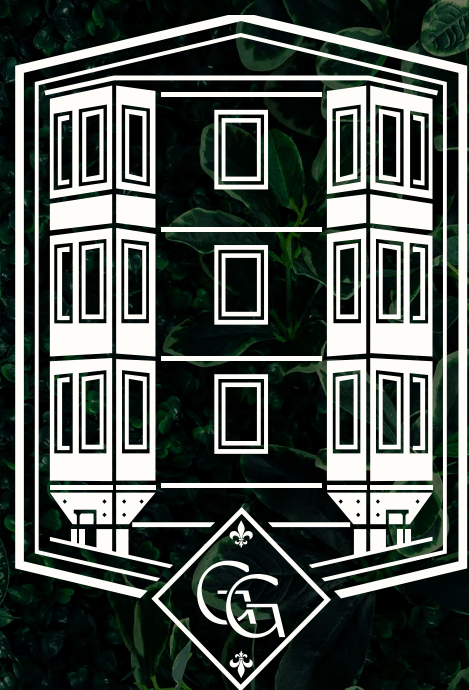




GARDENS' GATE

4 - 5 UNION TERRACE | AB10 1NJ

VIDEO TOURS AVAILABLE

▶ GROUND FLOOR

▶ GROUND, 2ND, 4TH FLOORS

FEATURE SPACE IN THE HEART OF ABERDEEN

2,350 SQ FT TO 5,150 SQ FT



DESCRIPTION

Self-contained and presented as an open-plan blank canvas, the ground floor of Gardens Gate is ideally suited to occupiers requiring high footfall, client-facing space, or display frontage. The property is suitable for a range of uses, including Retail, Leisure, Health, Fitness, and Office (subject to planning, where required). Additional basement accommodation provides space for storage and staff welfare facilities, making this a versatile and adaptable property able to meet a variety of occupiers' needs.

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.

BUILDING SPECIFICATION

Self-contained with 24-hour access



DDA-compliant entrance, toilets, and passenger lifts



Excellent levels of natural light



Open-plan layout



Exposed services



EPC - B



SELECT HERE FOR STREET VIEW

- 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)

Points of interest

1.

His Majesty's Theatre

2.

Union Terrace Gardens

3.

Marischal College

Nearby Commercial Occupiers

1.

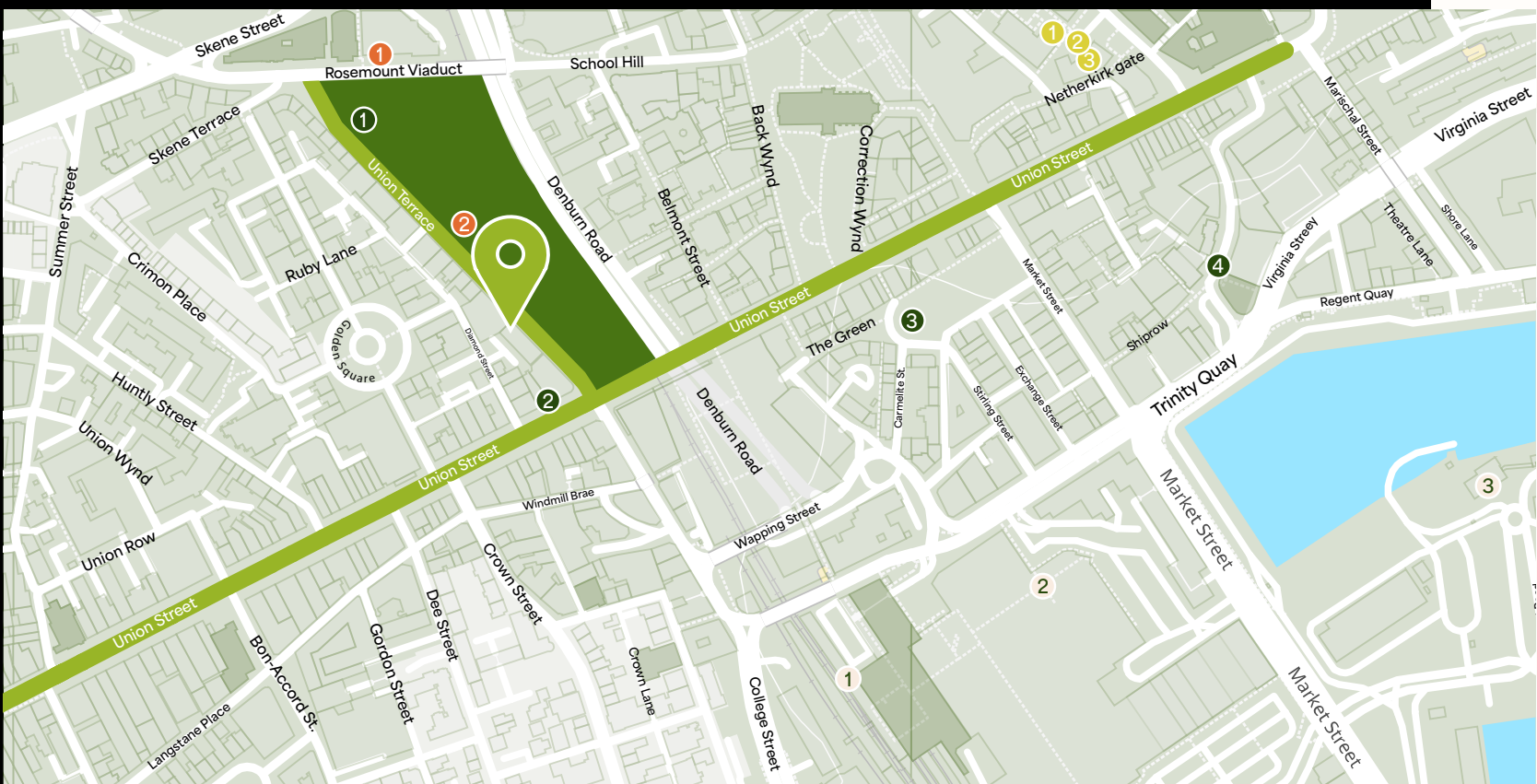
Burness Paul

2.

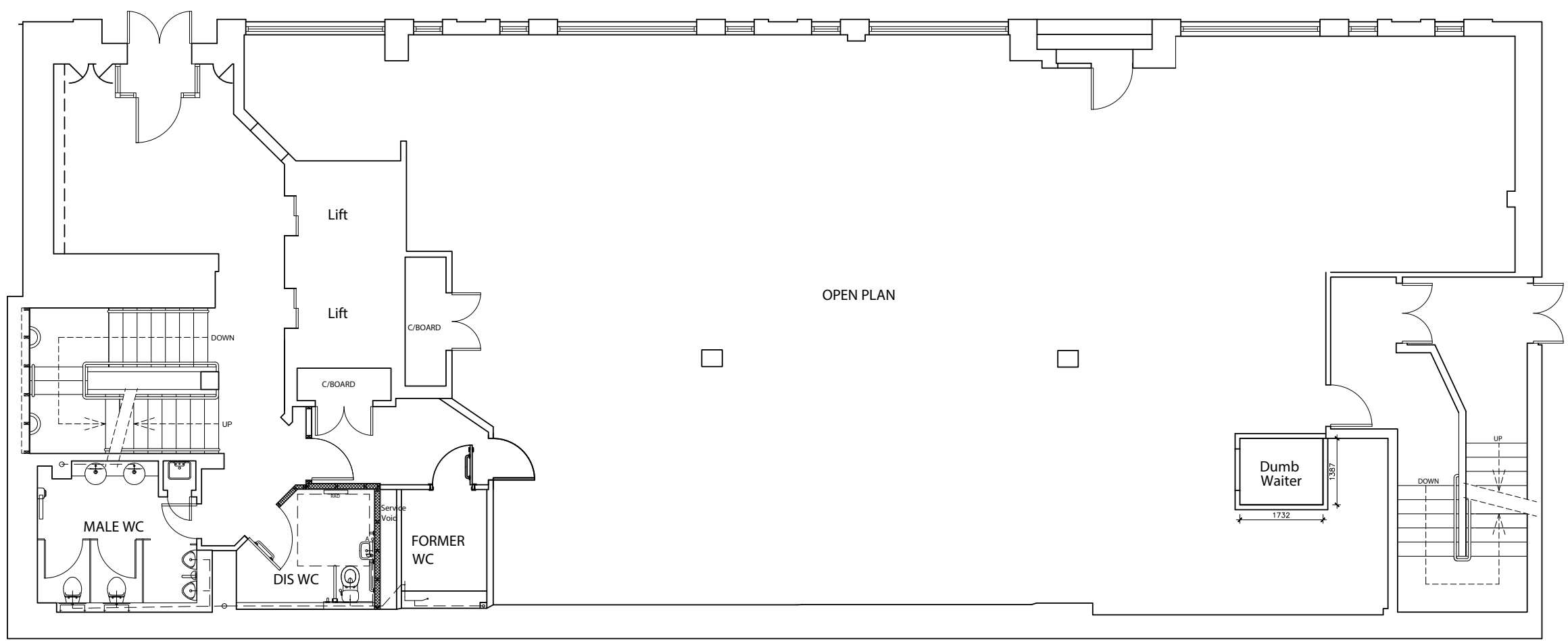
EY

3.

KPMG



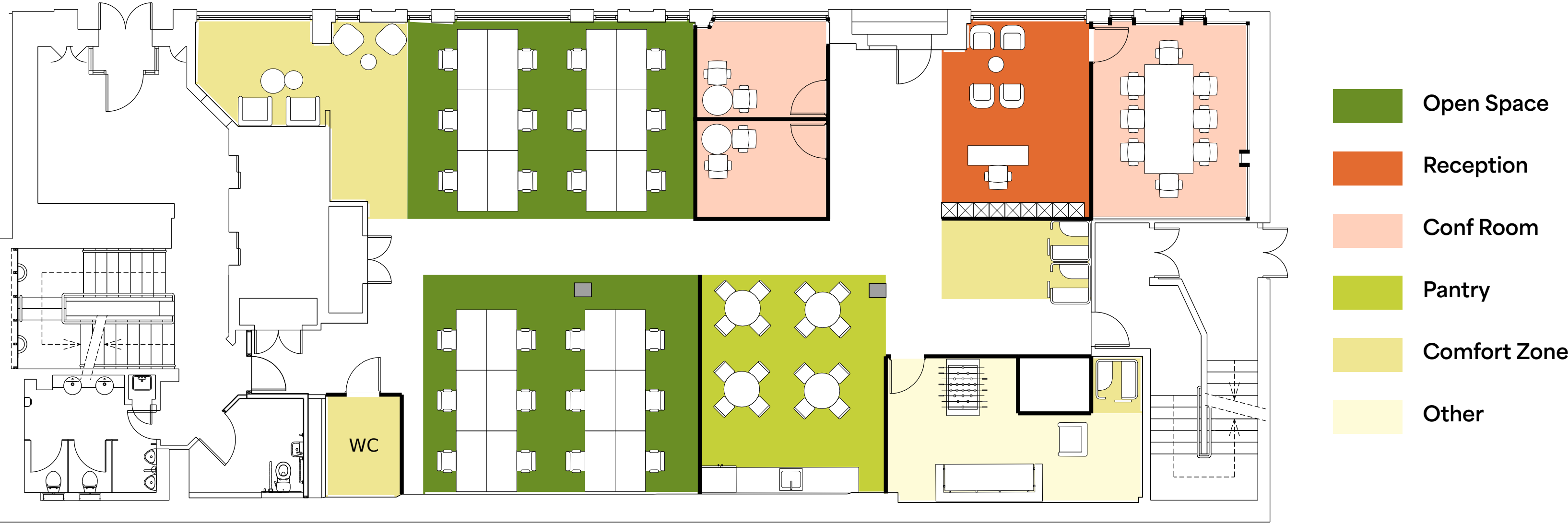
ACCOMMODATION & POSSIBLE USE



AVAILABLE: 2,800 SQ FT



POSSIBLE OFFICE SPACE PLAN

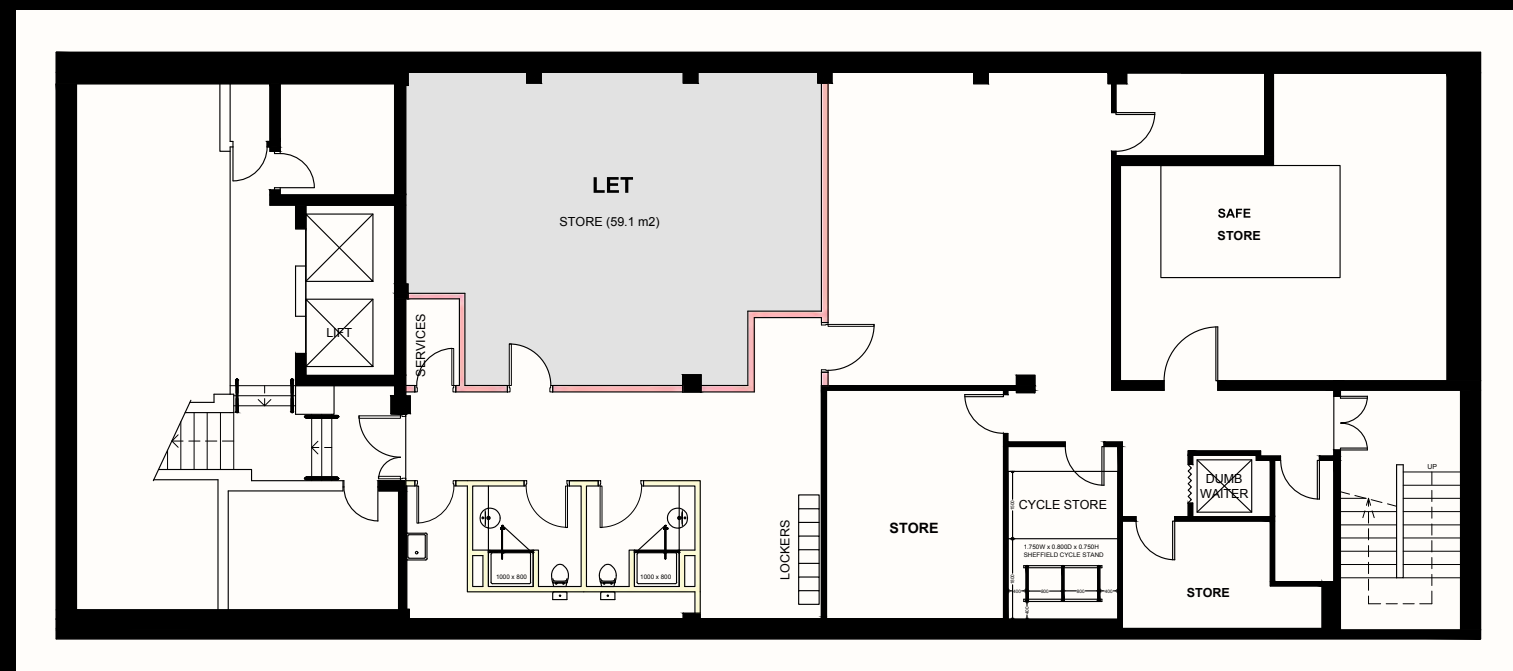


CAR PARKING

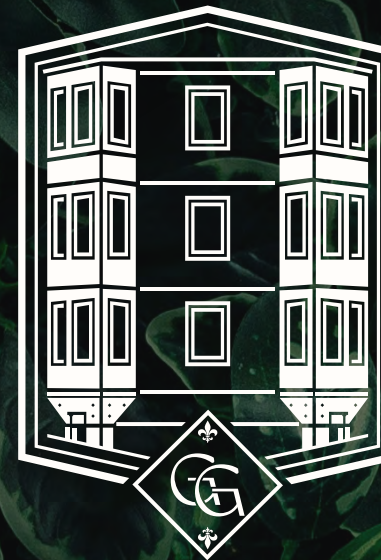
Each suite benefits from the exclusive car parking spaces within a secure car park off Diamond Street, to the rear of the property. Further details are available on request.

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.



AVAILABLE : 2,350 SQ FT



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:

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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.

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