City Wharf-26.qxp_Layout 1 09/06/2026 14:48 Page 1

TO LET / MAY SELL

Fitted Office & Retail/Leisure Premises

(Suitable for alternative Gym, Competitive Socialising, Medical, Nursery or Other Uses)









SHIPROW, ABERDEEN, AB11 5BY

Up to 16,245 Sq.Ft of Prime Retail, Medical and Leisure Space

(Rental offers over only £5.00 per sq.ft.)

CDLH RICS
Creevy Darroch
www.cdlh.co.uk

LANDED.
01224 455500
landed.realestate

Knight Frank
01224 644 272
KnightFrank.co.uk









Exceptional Value: Extremely low rental rate at just £5 per square foot.

Recently fitted offices after an investment in the region of £750,000.

Fitted offices extending to circa 9,500 sq. ft.

Retail unit, providing a further 6,751 sq. ft.

Superb opportunity to benefit from a valuable fit out.

Available as individual units or can be combined, providing circa 16,245 sq. ft.

Own accesses and prominent frontages.

Located within popular Shiprow Village leisure destination.

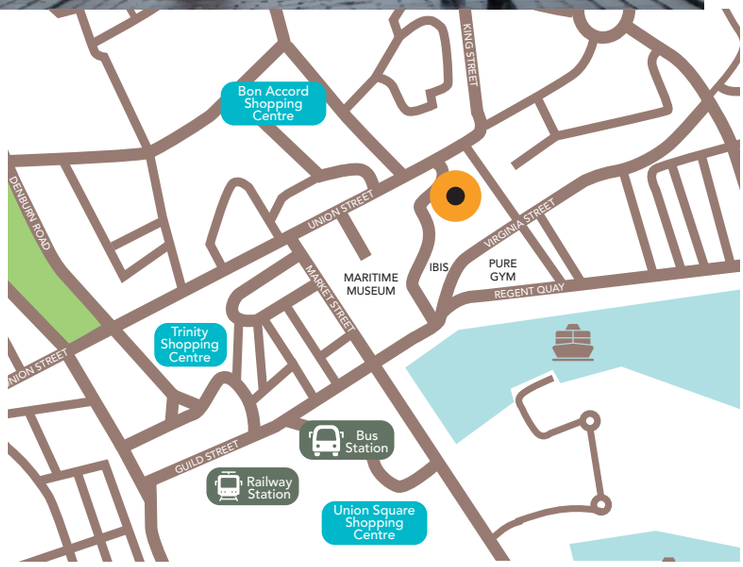


LOCATION

Aberdeen is Scotland's third largest city and is the major retail and administrative hub for the Northeast of Scotland, with a catchment in excess of 400,000 people.

The subjects occupy a prominent position overlooking Shiprow, which connects to Trinity Quay at Aberdeen Harbour to the south and Union Street to the north, within the heart of Aberdeen City Centre.

Aberdeen Train Station, the main Bus Terminus, Union Square and Bon Accord Shopping Centre are within a short walking distance of the subjects. The area has transformed in recent years and is now known as the popular leisure destination of Shiprow Village. Nearby commercial occupiers include IBIS Hotel, Pure Gym, Lane 7, The Ivy Lodge, Douglas Hotel, Miller & Carter, All Bar One, Fierce Beer and a Grosvenor Casino.



PUREGYM
ibis
UNION SQUARE
FIERCE BEER
MILLER & CARTER - STEAKHOUSE -
GROSVENOR CASINOS
BON ACCORD ST NICHOLAS SHOPPING CENTRE



DESCRIPTION AND ACCOMMODATION

The premises were recently leased to Job Centre Plus who undertook a full fit-out, creating high quality offices. We understand that Job Centre Plus invested approximately £750,000 in the fit-out. The former Nisbets retail store is adjacent.

The accommodation areas are as follows:

FLOOR	AREA SQ. M.	AREA SQ. FT.
Units C & D (Former Job Centre Plus)	882.00	9,494
Unit E (Former Nisbets Retail Unit)	627.20	6,751
TOTAL	**1,509.20**	**16,245**

The units are available individually or can be combined depending on requirements.

SERVICE CHARGE

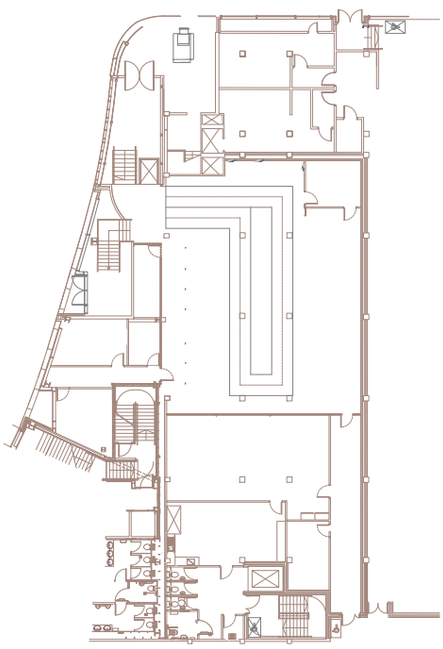
The service charge is £0.05 per sq. ft.

RATEABLE VALUE

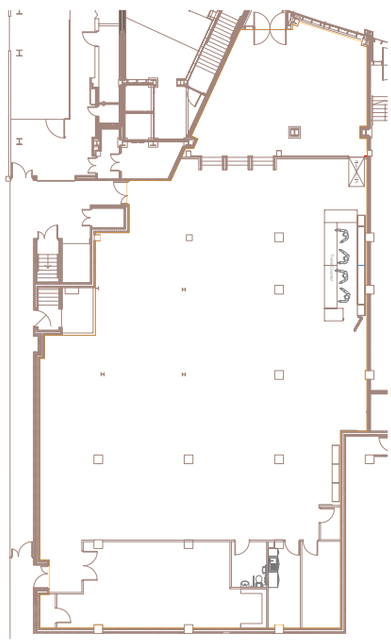
FLOOR	RATEABLE VALUE
Units C & D (Former Job Centre Plus)	£85,500
Unit E (Former Nisbets Retail Unit)	£43,750



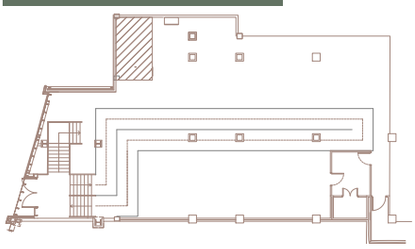
UNIT C & D Ground Floor



UNIT E



UNIT C & D Lower Ground Floor



City Wharf-26.qxp_Layout 1 09/06/2026 14:48 Page 6



THE OPPORTUNITY

This is a superb opportunity to benefit from an approximate £750,000 office fit-out. The current fit-out would enable savings, not only for continued office use, but also alternative uses. The retail unit remains in reasonable condition. Both units provide a superb canvas for an incoming tenant to refurbish.

The premises are suitable for existing use or with easy conversion for a wide range of alternative functions, including:

Serviced office space.
Gym facility.
Competitive socialising venue.
Health/Wellbeing centre.
Medical centre.
Nursery.
Quasi-retail/showroom use (e.g., medical or nursery).
Licensed bar, restaurant, or venue.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ASKING TERMS

Rental offers over only £5.00 per Sq.Ft. are invited for the benefit of a new lease/leases. A sale may be considered.

EPC

EPC is available on request.



CONTACT INFORMATION

Please contact the joint letting agents, for further information.

Peter Darroch
CDLH
E: peter.darroch@CDLH.com
M: 07901 001 311
T: 0141 331 0650 (option 2/3)

Matthew Park
Knight Frank
E: matthew.park@knightframk.com
M: 07810 599 964
T: 01224 415 951

Derren McRae
Landed
E: derren@landed.realestate
M: 07515 69600
T: 01224 455 500

Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

CDLH, Knight Frank & Landed and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH, Knight Frank & Landed has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.