GARDENS' GATE

4 - 5 UNION TERRACE

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.

Transport

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

Amenities

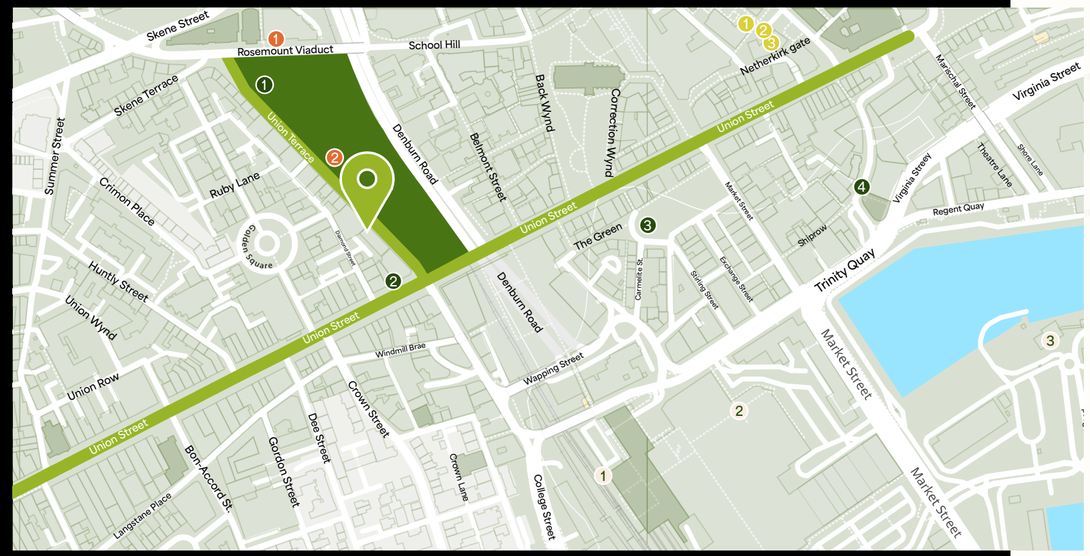
1. Common Sense Coffee House & Bar (Restaurant & Cafe)
2. Wild Goose (Restaurant)
3. New Aberdeen market (Restaurants & Cafes)
4. Pure Gym (Fitness)

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



BUILDING SPECIFICATION

Self-contained with 24-hour access

DDA-compliant entrance, toilets, and passenger lifts

Excellent levels of natural light

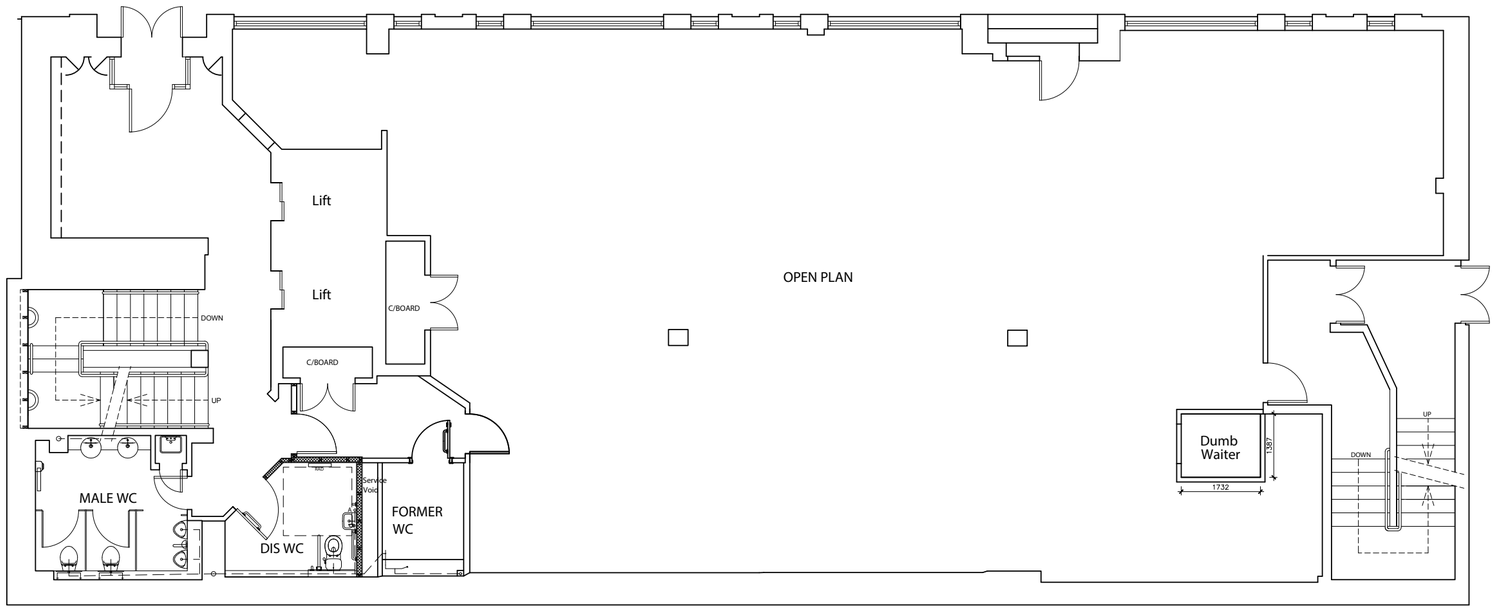
Open-plan layout

Exposed services

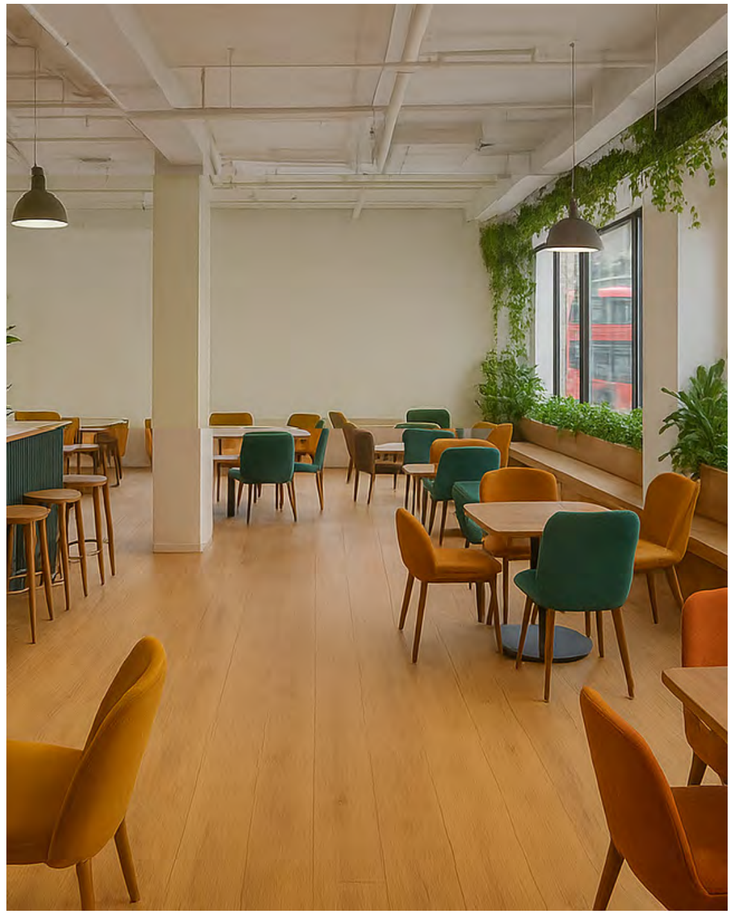
EPC - B

SELECT HERE FOR STREET VIEW

ACCOMMODATION & POSSIBLE USE

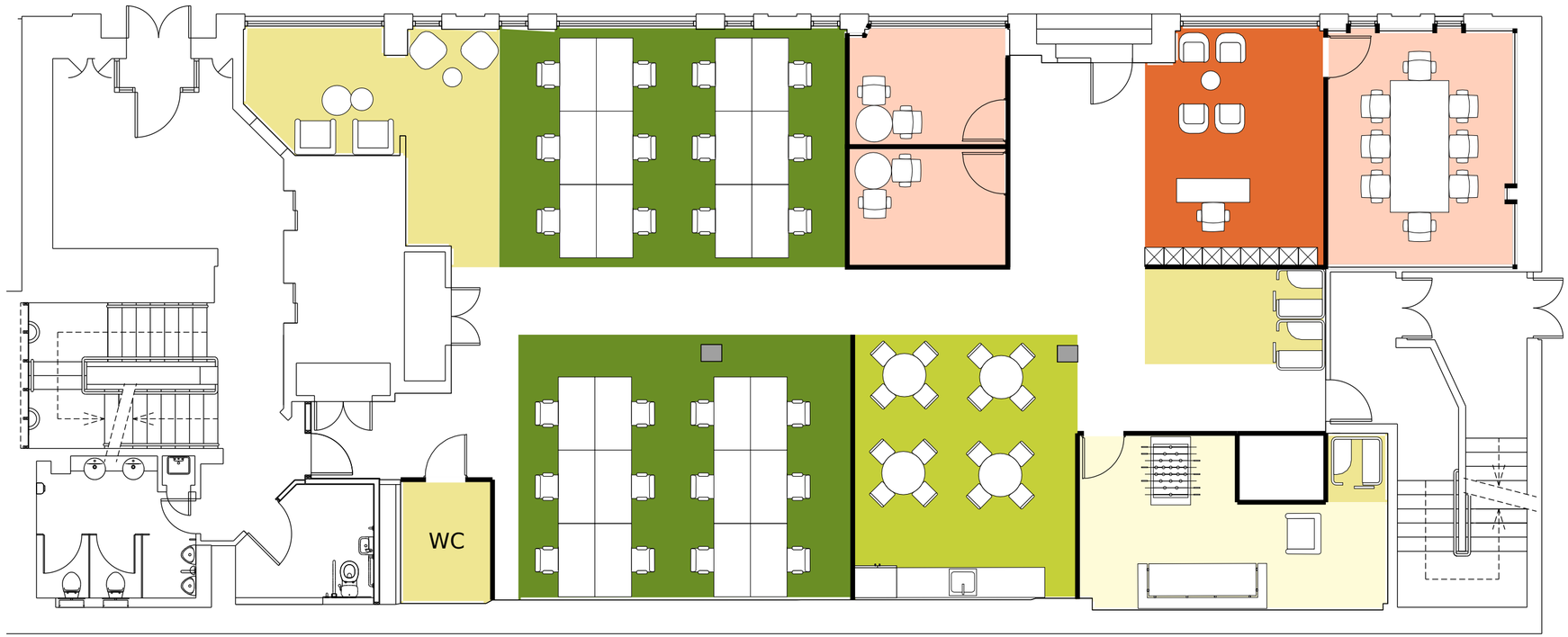


AVAILABLE: 2,800 SQ FT





POSSIBLE OFFICE SPACE PLAN



Open Space

Reception

Conf Room

Pantry

Comfort Zone

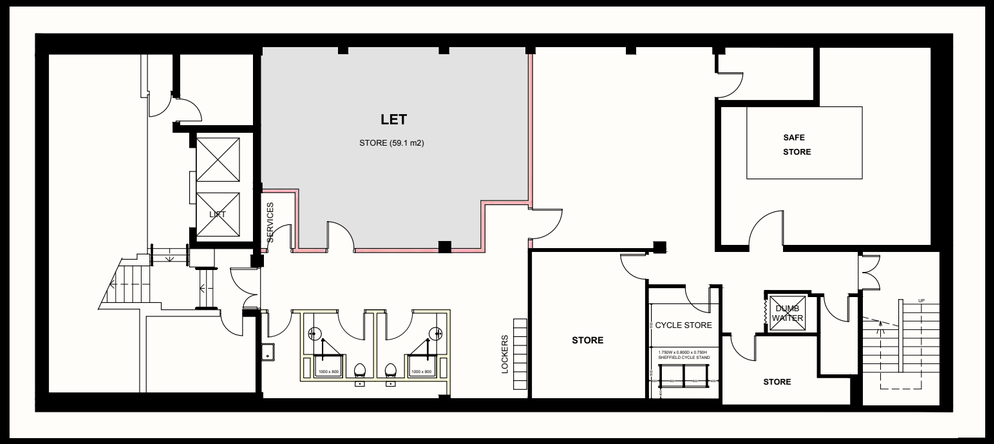
Other

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







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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