



41 North Lindsay Street, Dundee, DD1 1PW

- City centre location.
- Newly refurbished first floor office.
- Private car parking.
- Extends to 229.4 Sq.m. / 2,470 Sq.ft.

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

More precisely, the subjects sit at the junction of North Lindsay Street and South Ward Road within the heart of Dundee City Centre. All essential facilities and amenities are available close by, including ample metered car parking facilities.

The approximate location is shown by the OS Plan.

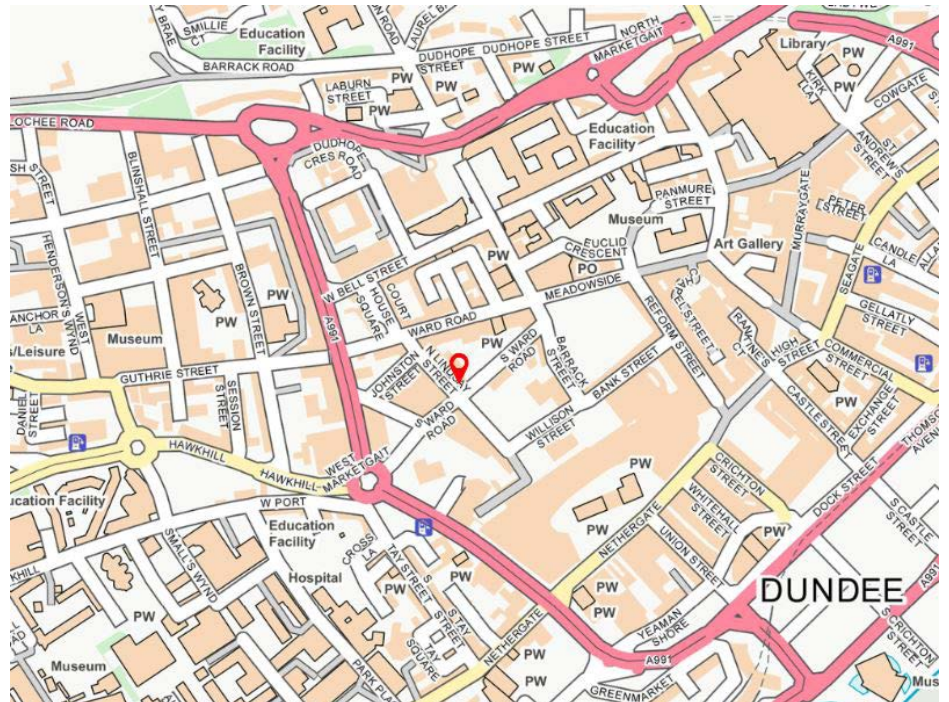
DESCRIPTION

The building comprises a 2-storey stone and slate office with private car parking. Each floor has the benefit of its own/dedicated entrance doors. Internally, the first-floor accommodation provides a mixture of cellular and open plan offices as well as ancillary staff facilities, kitchen and WC's. The subjects benefit from private car parking to the rear providing 4 spaces. Each floor has the benefit of its own/dedicated entrance doors.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the Gross Internal Area as follows:-

229.4 SQ. M. / 2,470 SQ. FT.



RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £30,000.

The unified business rate for the year 2019/20 is 49p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period. Rental offers in the region of £25,000 per annum are invited. In addition to rent there is a service charge payable. Further information available upon request.

EPC

Available from the Sole Letting Agents.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



Garth Davison

Associate

garth.davison@g-s.co.uk

01382 200 064



Euan Roger

Graduate Surveyor

euan.Roger@g-s.co.uk

01382 200 064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2019