

TO LET

SELF CONTAINED OFFICE SUITE



SUITE 5, WESTPORT HOUSE, WEST MARKETGAIT DUNDEE, DD1 1NJ

- GROUND FLOOR OFFICE/COMMERCIAL UNIT.
- MAY SUIT A VARIETY OF USES — subject to consents.
- CITY CENTRE POSITION.
- 110.08 SQ.M (1,185 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 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects occupy a strategic location within Dundee City Centre. The subjects are positioned off Marketgait, one of the main traffic thoroughfares leading to Dundee's regenerated Waterfront which is undergoing a £1 billion transformation, which includes the V&A Museum.

The property is part of the larger West Marketgait Development home to Pure Gym, Travel Lodge, Papa Johns and Tesco. Both Dundee and Abertay University are within easy walking distance as well as the new Dundee City Council headquarters.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a self-contained ground floor office/commercial unit contained within a larger commercial development. The property may suit a variety of uses, subject to the appropriate consents.

Principal access to the property is via Brown Street over the car park, or alternatively from Bash Street. Accommodation is reasonably regular in its configuration, currently in a shell condition ready for tenant fit out.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Net Internal Area to be as follows:-

110.08 SQ. M. /1,185 SQ. FT.

RATEABLE VALUE

The subjects will require to be assessed upon occupation.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Further information available from the Sole Letting Agents.

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

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On the instructions of

LOTUS
PROPERTY

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.
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6. Date of Publication: December 2018