TO LET SERVICED OFFICE ACCOMMODATION





8 South Tay Street, First Floor Offices, Dundee, DD1 1PA

- Serviced offices available on flexible leasing agreements
- Private ground floor entry
- Popular business location in Dundee City centre
- Ample on street car parking close by
- Occupiers may qualify for 100% rates relief







LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 150,000 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 a 90 minute drive time.

The subjects themselves are located on the west side of South Tay Street, within the heart of Dundee's cultural quarter. Surrounding occupiers include the Dundee Rep Theatre and Dundee Cultural Arts Centre, along with a number of other café/bar occupiers. South Tay Street is also a popular location for professional and residential occupiers.

DESCRIPTION

The subjects comprise modern serviced office accommodation situated on the first floor of a traditional stone and slate building.

Internally, the subjects layout is of a traditional cellular nature allowing for individual/private office accommodation with communal staff and WC facilities.

The offices are well fitted out, with carpeted floors throughout, fluorescent strip and spot lighting and perimeter trunking.

The subjects are accessed via a private entrance directly off South Tay Street. On street metered car parking is also available directly outside the subjects.

AREAS

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

OFFICE 6 - 18.37 sq m (198 sq ft)

RATEABLE VALUE

The individual office suites will require to be assessed upon occupation.

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

The occupiers of the premises may qualify for some relief from business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the Assessor in this regard.

RENT

The office suites will be available To Let by way of an all inclusive rent. Detailed information available from the Sole Letting Agents.

Office 6 - £500 per month

EPC

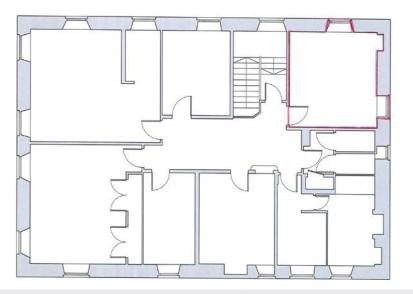
Available from the Sole Letting Agents.

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 Letting Agents, Messrs.



To arrange a viewing contact:



Garth Davison Associate garth.davison@g-s.co.uk 01382 200 064



Grant Robertson 01382 200064 grant.robertson@g-s.co.uk

IMPORTANT NOTICE

- 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.
- 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.
- 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: July 2020