



11 South Tay Street, Dundee, DD1 1NU

CITY CENTRE OFFICE ACCOMMODATION

Tenure	To Let
Available Size	1,620 sq ft / 150.50 sq m
Rates Payable	£5,478 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£11,000
EPC Rating	Upon enquiry

### Key Points

- SECOND & ATTIC FLOOR OFFICE SPACE
- GRADE A LISTED BUILDING
- IMMEDIATE ENTRY
- 2 CAR PARKING SPACE AVAILABLE BY WAY OF SEPARATE NEGOTIATION
- FLEXIBLE TERMS
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS

## Description

The subjects comprise an attractive second and attic floor office suite within a Category A Listed three storey mid-terraced tenement building of traditional stone wall construction with pitched and slated roof over.

The premises are fitted out to a modern standard to include perimeter trunking, carpeting flooring, a gas central heating system and a mixture of suspended fluorescent fittings and spotlighting which supplement the excellent natural light provided by a mixture of singled glazed timber framed and partially double glazed PVC windows.

## Location

The subjects are located on the east side of South Tay Street, one of the most sought after locations in the city for professional office occupiers. It lies within an area know as the Cultural Quarter with a numerous bars and restaurants in close proximity, together with Dundee Rep Theatre and Dundee Contemporary Arts Centre.

The subjects are also in close proximity to Dundee Waterfront and are conveniently placed for access to the main city centre retail area and the main campus of Dundee University.

## Terms

The premises are available by way of a new full repairing and insuring lease. Further details on rental are available from the marketing agents.

## Viewing

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

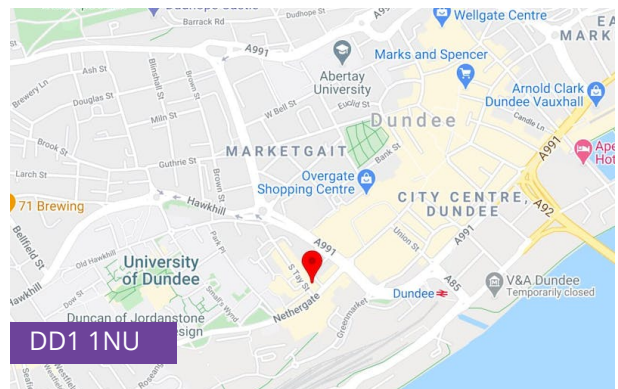
2nd Floor & Attic - 1,620 sq ft

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Office - £11,000

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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