



**District 10, Greenmarket,
Dundee, DD1 4QB**

To Let

Office Accommodation

Each suite 38 Sq. M. / 412 Sq. Ft or thereby.

- Modern individual office suites.
- Benefits from private parking.
- City centre location.
- All inclusive rental package.

DISTRICT



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.

The city is well served by the trunk road/motorway network and main line rail links. In addition, Dundee Airport provides scheduled daily flights to London, with connections to Europe and Worldwide.

The city has seen substantial regeneration and investment in recent years having reached the midway point of the £1 billion transformation of Dundee's city waterfront. This encompasses 248 ha of development land stretching 8 km along the River Tay which has been ranked as the second most active regeneration project in Scotland.

The subjects are located at Seabraes, within the heart of the Dundee Waterfront Project. District 10 is easily accessible by road and by foot being located adjacent to the city centre and only a short walk from the principle bus routes, the main railway station, the main shopping centres and on the edge of the University of Dundee campus. The airport is 5 minutes' drive time away.

DESCRIPTION

The subjects comprise office suites created using 'cargo containers' constructed into a three storey modern office block. District 10 provides unique and bespoke office accommodation for businesses in the creative industry.

FEATURES

- Secure parking.
- Bright and spacious units.
- Each unit has kitchen facilities as well as communal kitchen/common room and shower facilities for use by all occupants.
- Bookable meeting room.

SPECIFICATIONS

- Power and data is supplied around the perimeter of each office.
- 24-hour access.
- High quality finish and design.

One private car parking space is provided on-site with secure barrier entry.

AREAS

We have measured the available suites and have calculated the Net Internal Area to be as follows:-

Unit	Size (SQM./SQ. FT.)
Unit 15	38/412

RATEABLE VALUE

The vacant units are entered in the Valuation Roll with a Net and Rateable Value of:

Unit 15	£3,050
---------	--------

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



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



Euan Roger
Graduate Surveyor
Euan.Roger@g-s.co.uk
01382 200064

The occupiers of the premises may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

LEASE TERMS

The subjects are available on flexible terms. All inclusive rent of £7,500 per annum.

EPC

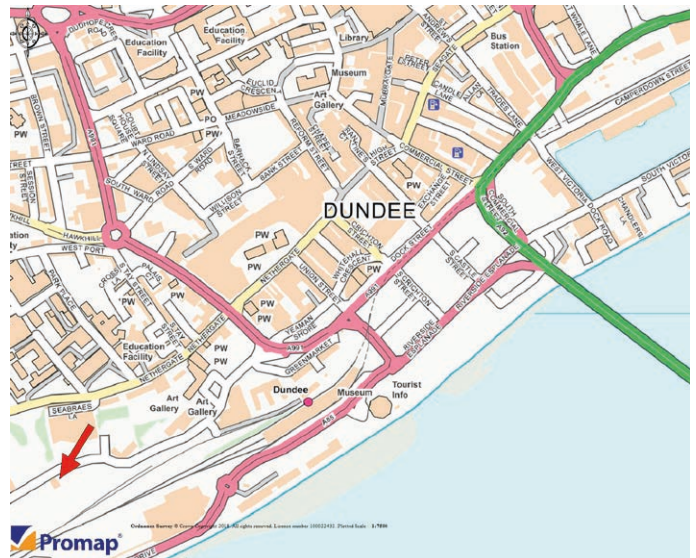
"B+", further information is available on request from the sole letting agents.

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;



Messrs Colliers International for themselves and for the vendors or lessors of this property, whose agents we are, give notice that

- i) These particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract.
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupations, and other details are given without responsibility and any intending purchasers of tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) The vendor is not obliged to accept the highest or indeed any offer.

PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity
2. Date of publication – August 2018

