

TO LET

PRIME OFFICE SPACE
2,530 SQFT (235 SQM)

ONE

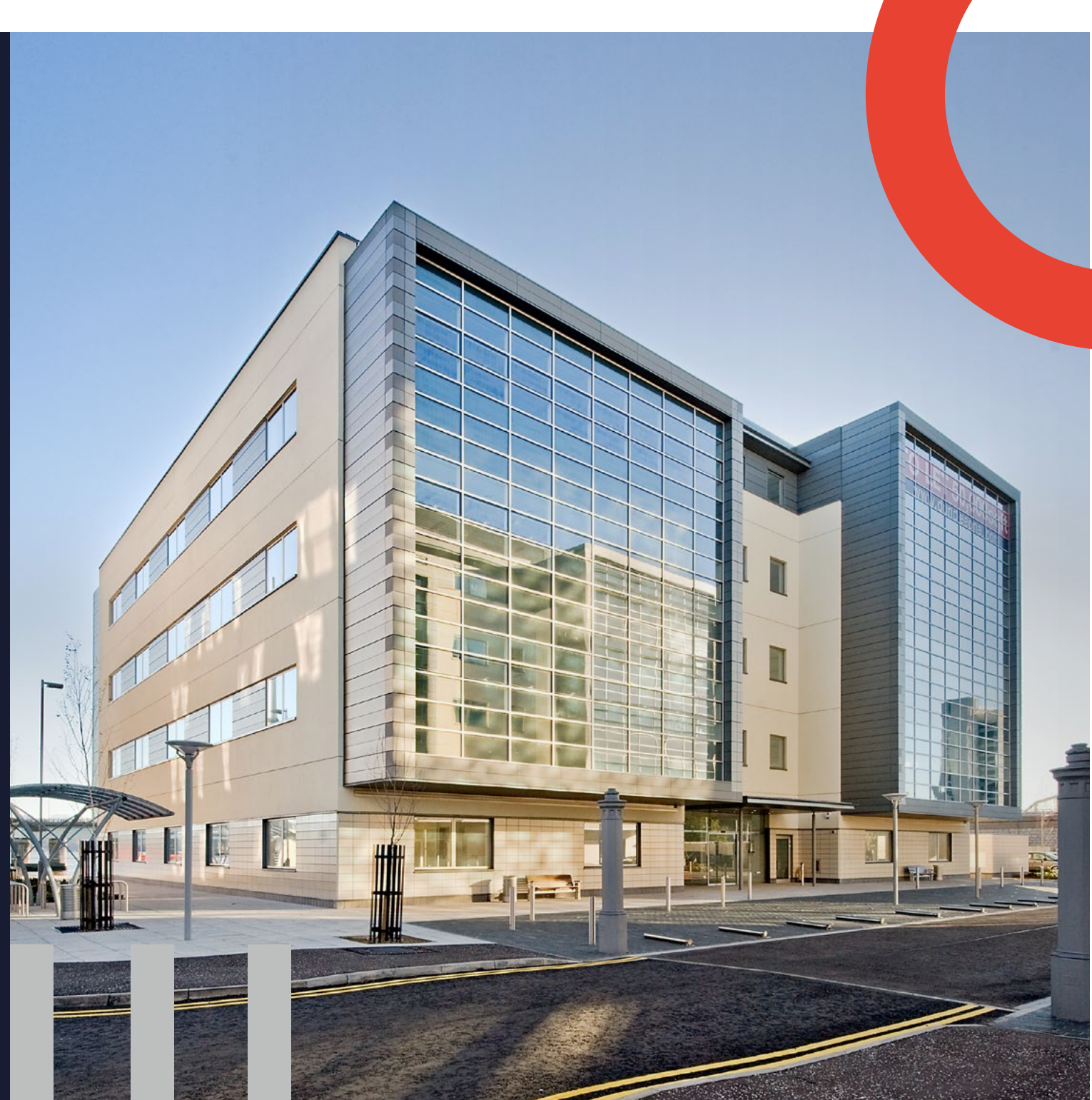
DUNDEE
ONE



River Court
5 West Victoria Dock Road
Dundee | DD1 3JT

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- > Grade A Office building
- > Prime waterfront location
- > BREEAM energy rating of Excellent
- > Fully DDA Compliant
- > Parking, cycle store and showers available
- > Existing fit out can be made available



LOCATION

Dundee is Scotland's fourth largest city with a resident population of around 150,000 people and 500,000 people within the primary catchment area. The city is located on the north bank of the River Tay, approximately 60 miles north of Edinburgh, 65 miles south of Aberdeen, and 80 miles east of Glasgow. Dundee is strategically located with 90% of Scotland's population within a 60 minute drive time. The city is served by excellent road, rail and air links.

With Two universities and the world class Ninewells teaching hospital and two Wellcome Research Centres, coupled with a very strong bio-medical and digital arts sector, Dundee is at the forefront of creative industries, research and development.

The property is located on Dundee's hugely successful waterfront and at the heart of the city. The £1 billion transformation has included major projects including the V&A, a new railway station and new hotels.

FIND ON GOOGLE 

DESCRIPTION

The subjects comprise the third-floor northwest suite of Dundee One with commanding views over the city, River Tay and the V&A. The building benefits from the following specification

- > On site building manager during office hours
- > CAT5 cabling
- > One car space available
- > Heating and comfort cooling
- > 2x 12-person passenger lifts
- > Fully DDA Compliant
- > High quality separate male and female toilets and a unisex shower on each floor
- > Raised floors and suspended ceilings
- > LED Lighting
- > Cycle storage
- > Emergency 24 hour building management
- > EPC: C

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately 2,530 sqft (235 sqm)

DUNDEE IS AT THE FOREFRONT OF CREATIVE INDUSTRIES

LEASE TERMS

Our clients are seeking to let this on a minimum 5 year lease.

RENT

Available on Request

SERVICE CHARGE

The property is professionally managed and a service charge will be attributable. More information is available on request.

RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of £30,400

LEGAL COSTS

Each party shall be responsible for their own incurred costs; however, the ingoing party shall be responsible for any registration dues, Land and Buildings Transaction Tax and any other expenses.

VAT

All prices are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.



VIEWING

For further information or to arrange a viewing, lease contact the joint letting agents:

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GRAHAM SIBBALD

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