



**Unit 3+4 Valentine Court  
Dundee, DD2 3QB**

- Purpose Built 2-Storey Office
- Excellent Logistical Location Within Popular Commercial Estate
- Total Income: £50,800 per annum
- Extends to 407.91 SQ.M. / 4,390 SQ.FT.
- Offers over £550,000



## 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 are located within the established Dunsinane Industrial Estate, situated approximately 3 miles North of Dundee city centre with easy access to the A90.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise modern ground and first floor offices contained within a two storey contemporary building of brick block construction under a pitched roof. The specification includes:

- Split To Provide 3 Office Suites
- Suspended Ceilings
- Recessed Lighting
- Full Raised Access Floor
- Comfort Cooling
- WC (inc disabled) facilities
- Designated on-site car parking
- Fully Carpeted
- Self Contained Kitchenette Per Suite
- Self Contained Toilets Per Suite

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

| FLOOR (UNIT)    | SIZE (SQ.M)   | SIZE (SQ.FT) |
|-----------------|---------------|--------------|
| Ground (3A)     | 94.42         | 1,016        |
| Ground (4A)     | 94.43         | 1,016        |
| First (4B + 3B) | 219.06        | 2,358        |
| <b>Total</b>    | <b>407.91</b> | <b>4,390</b> |

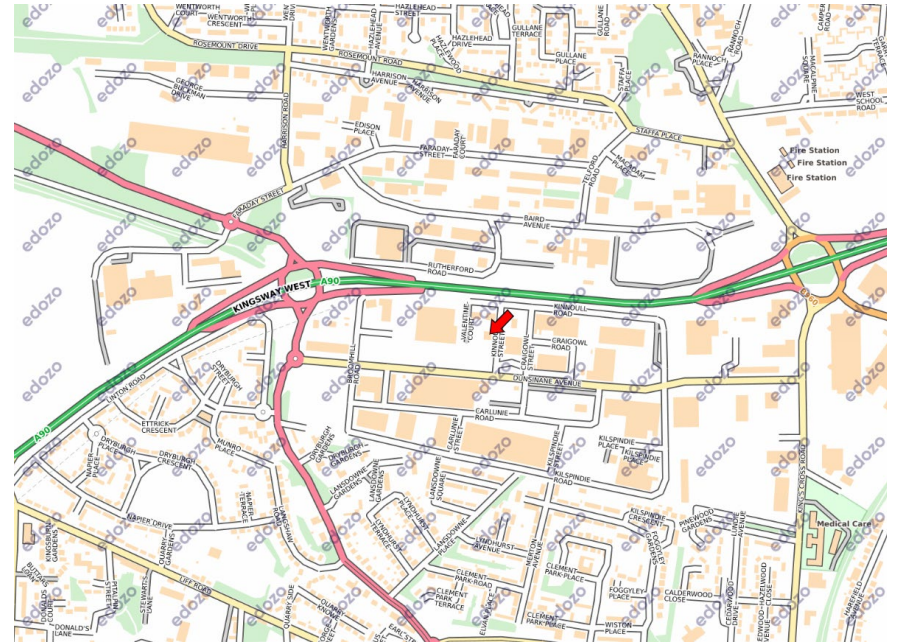
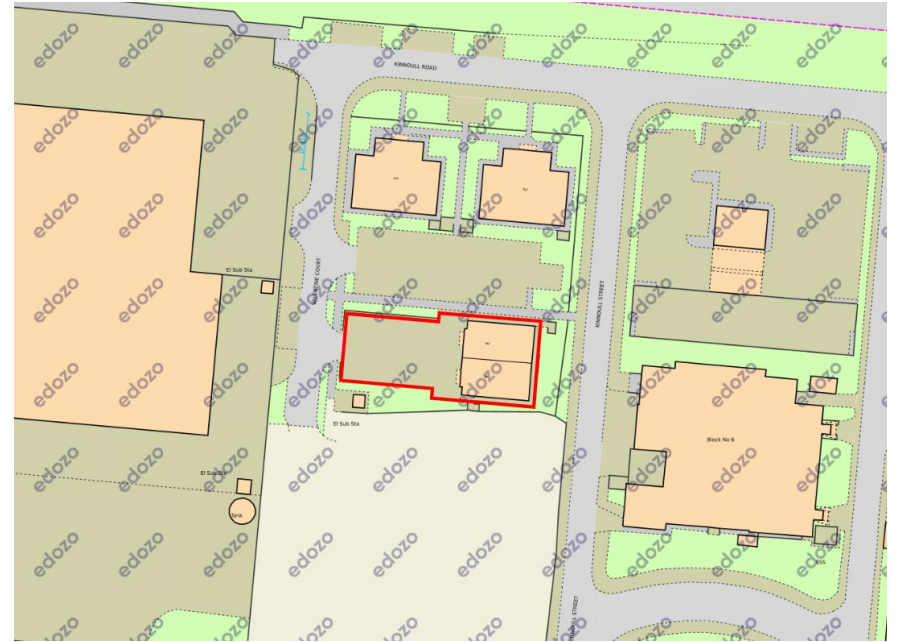
## RATEABLE VALUE

All information regarding the subjects Rateable Values can be found by visiting [www.saa.gov.uk](http://www.saa.gov.uk)

## TENANCY SCHEDULE

The subjects are available For Sale subject to the below tenancy agreements;

| UNIT | TENANT                       | LEASE START | LEASE EXPIRY | PASSING RENT | COMMENTS                   |
|------|------------------------------|-------------|--------------|--------------|----------------------------|
| 3A   | Umicore Coating Services Ltd | 01/06/2018  | 31/05/2023   | 13,000       | Tenant continuing on tacit |
| 3B   | Accel Business Services Ltd  | 01/09/2014  | 31/08/2024   | 10,000       | 5 yearly review            |
| 4A   | Unison                       | 18/02/2018  | 17/02/2023   | 11,800       | Tenant continuing on tacit |
| 4B   | Accel Business Services Ltd  | 01/09/2014  | 31/08/2024   | 16,000       | 5 yearly review            |



### LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

### EPC

Available on request.

### PRICE

The subjects are available For Sale with offers over £550,000 invited. Further information is available from the Sole Selling Agents.

### VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



**Grant Robertson**  
Director  
01382 200064  
Grant.Robertson@g-s.co.uk



**Charles Clark**  
Graduate Surveyor  
01382 200064  
Charles.Clark@g-s.co.uk

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

### 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.
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.
4. 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: February 2024