



Suite 3 Bowbridge Works, Thistle Street, Dundee, DD3 7RF

OFFICE ACCOMMODATION

Tenure	To Let
Available Size	1,953 sq ft / 181.44 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- FLEXIBLE TERMS
- 100 RATES RELIEF TO QUALIFYING OCCUPIERS
- WITHIN EASY ACCESS OF DUNDEE KINGSWAY
- IMMEDIATE ENTRY
- ESTABLISHED BUSINESS LOCATION
- MAY BE SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING CONSENT

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Description

The subjects form part of a former Mill building, which we understand date from the second half of the 19th century. The buildings are predominantly of traditional stone wall construction under pitched slated roofs.

The accommodation provides mainly cellular office / studio space with communal kitchen and WC facilities. Access is taken from an open courtyard area which is common to the Bowbridge Works estate.

Location

The subjects form part of the Bowbridge Works which is situated on the north side of Thistle Street in the Hilltown area of Dundee.

The property is bounded by Mains Road to the west and the surrounding area is mixed commercial and residential in nature.

The property sits approximately 1.5 miles north of Dundee city centre with good road links to main arterial routes including the Kingsway, Dundee's outer ring road.

Accommodation

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

181 sq m (1,953 sq ft)

Terms

The subjects are available on full repairing and insuring terms at rental of £12,000 per annum.

VAT

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

Business Rates

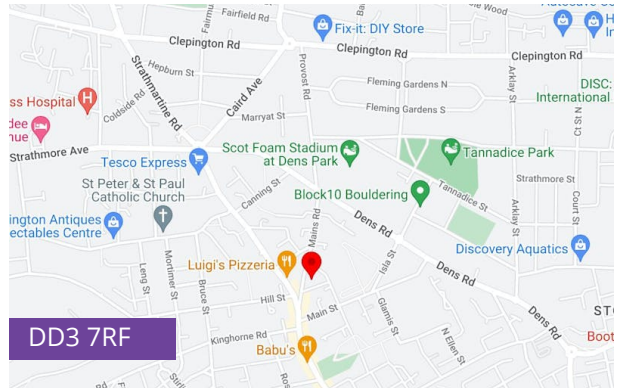
The premises are currently entered in the Valuation Roll with the following Rateable Values:-

- Suite 3A - Office - £690
- Suite 3B - Office - £1,000
- Suite 3C - Office - £810
- Suite 3D - Office - £580
- Suite 3E - Office - £5,300

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

Viewings

Please contact the marketing agents, Westport Property, to arrange a viewing.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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