



## TO LET

**Suite 1 Digital IT Centre, 10  
Douglas Street, Dundee, DD1  
5AJ**

**Offices  
1,166 sq ft**

Ground Floor Office Suite within 5 Minutes Walk  
of City Centre

- OPEN PLAN OFFICE
- DISABLED ACCESS
- CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION
- IMMEDIATE ENTRY

## Location

The subjects are located on the south side of Douglas Street, a short distance west of Dundee city centre, close to its junction with Blinshall Street. The site is within the Blackness area of Dundee which accommodates a mix of uses including car showroom, trade counter, industrial, office, residential and modern student residences.

Dundee has a resident population of approximately 150,000 and a regional catchment population in the region of 340,000. The city is within 90 minutes' drive time of 90% of the population of Scotland. Dundee has excellent training, research and teaching facilities and is noted as a centre of excellence for the medical research, bioscience and digital media industries.

## Description

The surplus accommodation comprises a ground floor office suite within a two-storey building, with the main door being to Douglas Street. The building provides several suites of varying sizes which are accessed off a bright common entrance and spiral stairwell. There is shared toilet accommodation and lift access within the common areas.

Suite 1 is internally arranged to provide an open plan office with two smaller individual offices and WC facilities.

A secure underground garage, which form part of the main structure of the building, is accessed from Blinshall Street where car parking spaces are available by separate negotiation.

## Availability

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the net internal area to be as follows:-

Floor	sq m	sq ft
Ground	108	1,166

## Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction, with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

## Viewing

Strictly by appointment by the sole agents.

## Business Rates

Rates Payable: £2,935.80 per annum

(based upon Rateable Value: £6,300 and UBR: 49.1p)

Qualifying occupiers may benefit from 100% rates relief.

## Rent

Starting rent from £5,000 per annum . No VAT applicable

## Energy Performance Rating

This property has been graded as 181 (G).



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