



Enterprise House, 45 North Lindsay Street, Dundee, DD1 1PW

OPEN PLAN CITY CENTRE OFFICE ACCOMMODATION

Tenure	To Let
Available Size	6,361 sq ft / 590.96 sq m
Rent	£38,000 per annum ex VAT.
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- BRIGHT SPACIOUS SPACE
- SECURE CAR PARK
- FLEXIBLE TERMS
- DDA COMPLIANT
- IMMEDIATE ENTRY

Description

The subjects comprise 2nd floor office accommodation within a mid terraced part 2 storey/part 3 storey and attic Category B Listed building dating from 1932.

The building has two separate entrances to North Lindsay Street, the north most of which leads into an entrance foyer and thereafter to a lift and staircase providing access to each floor. The second entrance at the south end of the frontage provides separate access to the ground floor. There is also a rear service door which provides access from a car park located to the rear of the building. The car park provides some 26 marked spaces.

Internally the suite provides mainly open plan space which have been partially subdivided by means of demountable partitioning to provide some cellular accommodation.

Ladies and gents toilet facilities, kitchen areas and cleaners stores are provided.

Location

The subject property is located on the east side of North Lindsay Street between its junctions with Ward Road and South Ward Road in Dundee city centre. This is a long established office location and the property lies in close proximity to Dundee House, the headquarters of Dundee City Council. As well as being an established office location, the property lies close to the retail heart of the city centre, including the Overgate Centre approximately 400 metres to the south and close to a number of public houses and nightclubs which form one of the city centre licensed 'circuits'.

There is a large public car park located within 150 metres of the premises at North Lindsay Street/Willison Street.

Accommodation

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

Second Floor Office - 590.97 sq m (6,361 sq ft)

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £38,000 per annum.

Business Rates

Rateable Value: £68,300.

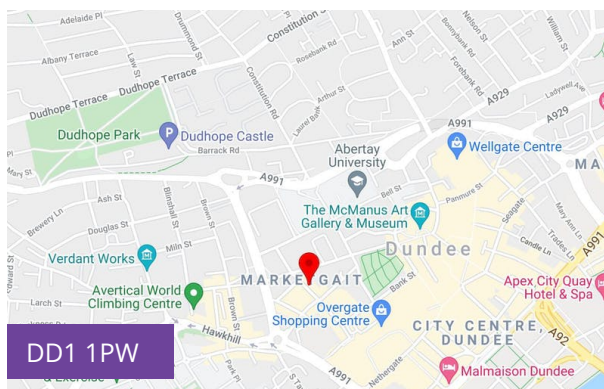
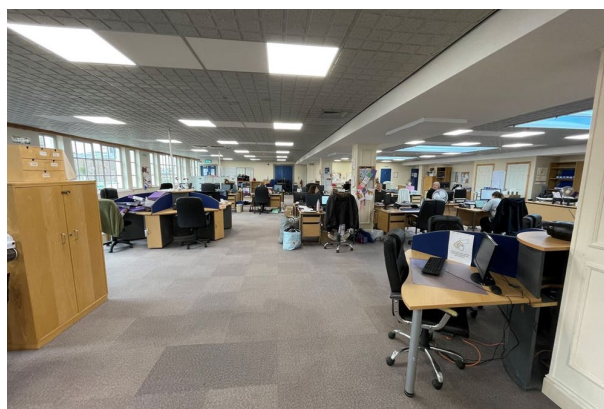
Any new occupiers will have the right to appeal this rating assessment.

Entry

Immediately following successful conclusion of legals.

VAT

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



Viewing & Further Information



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