

TO LET
OFFICE/COMMERCIAL UNIT

 GRAHAM
SIBBALD

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PROPERTY
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UNIT 18 CITY QUAY
CAMPERDOWN STREET
DUNDEE
DD1 3JA

- POPULAR MIXED COMMERCIAL LOCATION
- HIGH OCCUPANCY LEVEL WITHIN CITY QUAY
- LOCATED WITHIN THE WATERFRONT OF DUNDEE
- EXTENSIVE CAR PARKING NEAR BY
- NIA - 145.35 SQ M (1,564 SQ FT)
- OVERLOOKS THE DUNDEE MARINA



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 Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

Dundee is presently undergoing a one billion transformation to its waterfront which includes significant development not only to the city centre but also along Riverside Drive, to the airport and the surrounding area. The centrepiece to the waterfront development is the V&A Dundee, an International Centre for Design in Scotland, the first ever design museum in the UK outside London.

More precisely, the subjects are located within the City Quay area of Dundee immediately to the south of the City Centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings. The City Quay location is a 5 minute walk from the Dundee Bus Station and less than 10 minutes walk from the railway station and the new V&A Museum.

DESCRIPTION

The subjects comprise a modern ground floor office contained within a single storey terrace of similar units. The property has the benefit of an attractive glazed display frontage. The southern elevation overlooks the Marina.

Internally the property is regular in its configuration, flexible to suit a future tenants fit out. The subjects are predominately open plan in nature, bright and modern throughout.

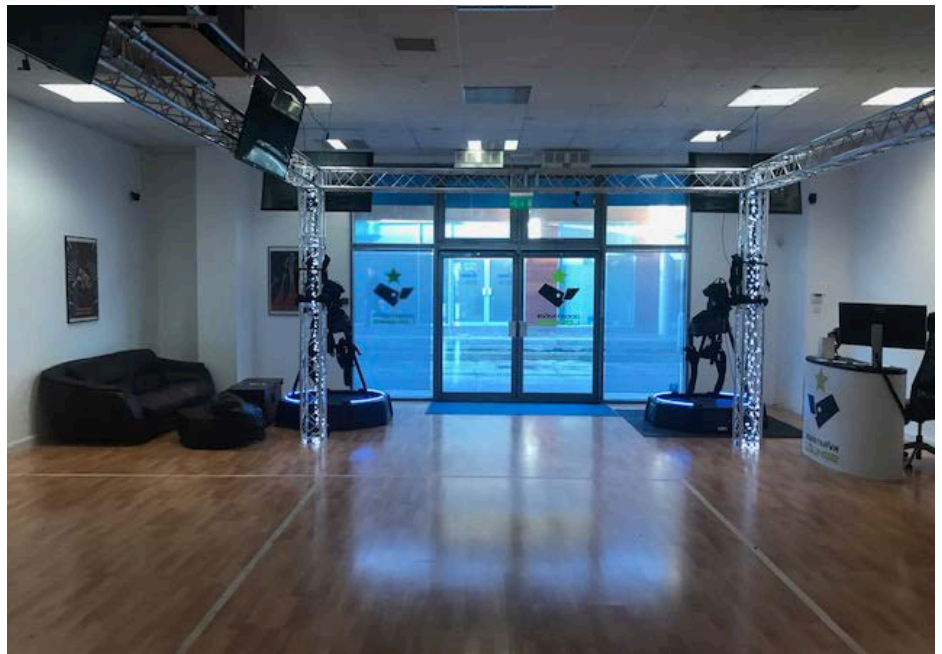
On site car parking is available.

The subjects may suit a variety of commercial uses.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

Description	Sq m	Sq ft
Office	145.32	1,564



EPC

Available upon request.

TERMS

The property is available to lease on standard commercial terms at an asking rent in the region of £22,000 per annum.

The lease will be on standard full repairing terms for a term to be negotiated. Further information available from the Sole Letting Agents.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £16,700

The unified Business Rate 2020/2021 is 0.49p excluding water and sewage rates.

The occupiers of the premises may qualify for 25% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries in this regard.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.

VAT

All figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.



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6. Date of Publication: June 2020