

To Let

Whitehall House

33 Yeaman Shore
Dundee

2,612 – 61,545 Sq Ft
(242.7 – 5,727 Sq M)
85 Car Spaces

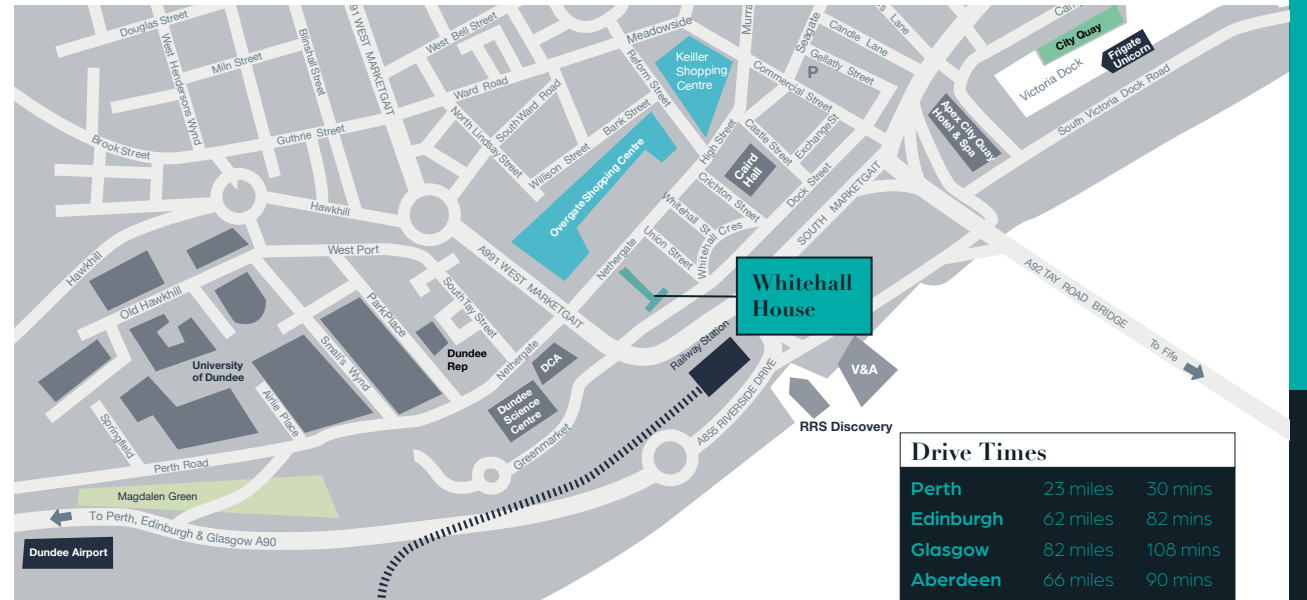


Location

Dundee is located approximately 60 miles to the north of Edinburgh, 20 miles to the east of Perth and 65 miles to the south of Aberdeen.

Road and rail connections to other principal cities are excellent with the A90/M90 and the A92 providing links to Edinburgh, Aberdeen and the rest of Scotland's motorway network. The city is also very well served by the main east coast railway line and a new state of the art railway station is located directly opposite Whitehall House.

Dundee airport is located approximately 2 miles west of the city centre operating daily flights to London.

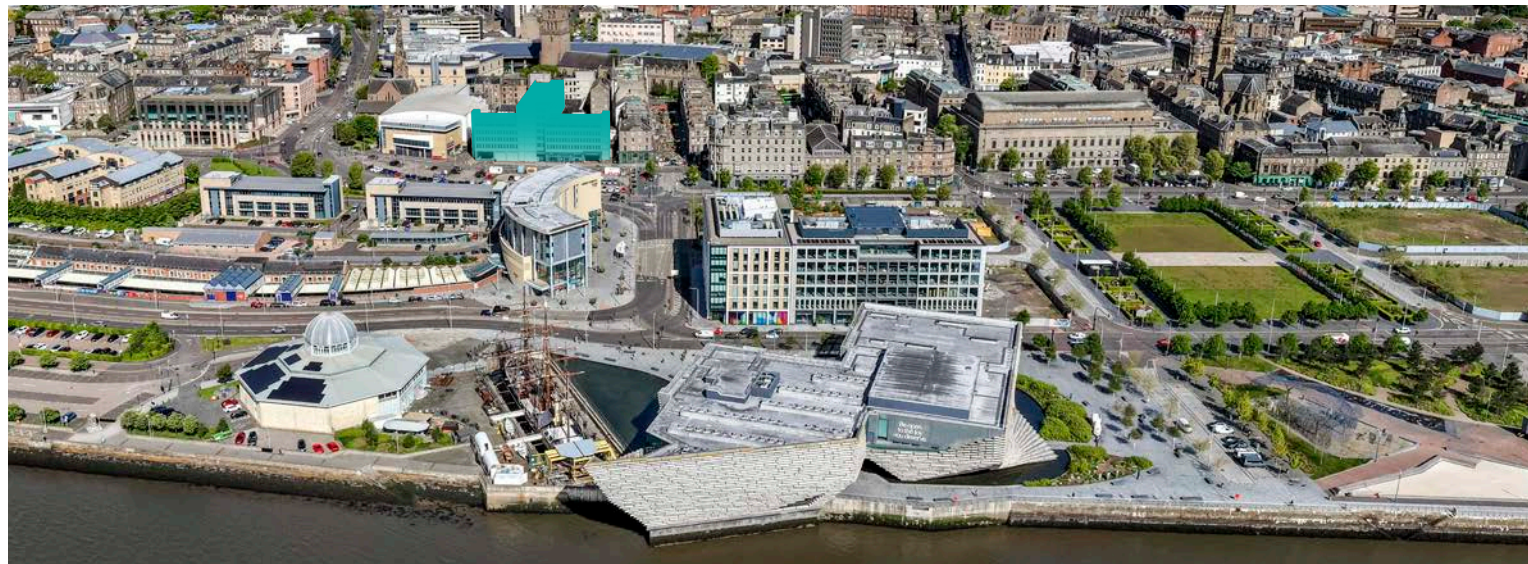
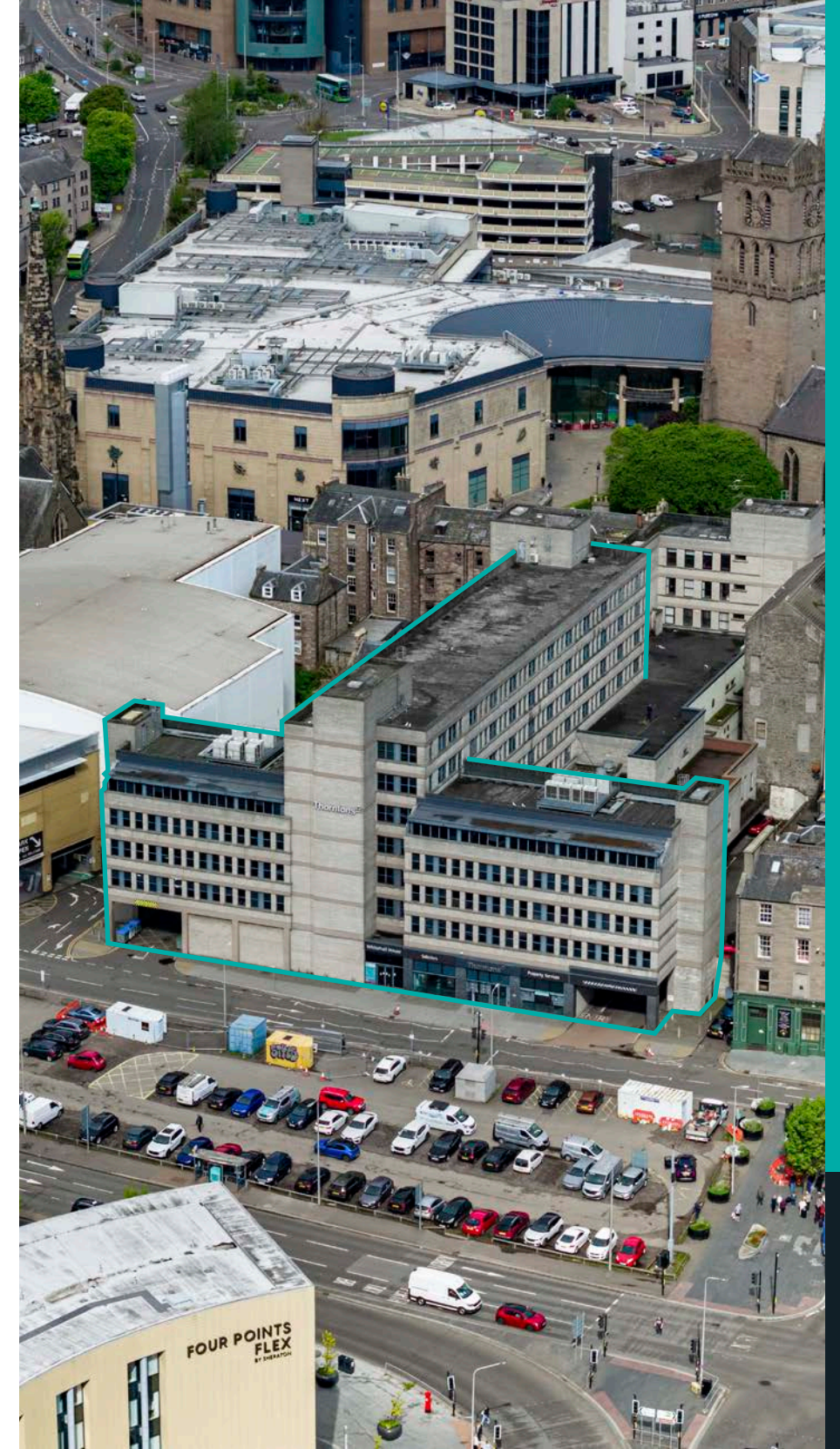


Description

Whitehall House is one of Dundee's landmark buildings. Each open-plan floorplate has abundant natural light and excellent views over the Tay Estuary.

The general specification includes, double glazed window units, passenger lifts, air conditioning and suspended ceilings with LG3 category 2 lighting. There is a secure undercroft car park beneath Whitehall House which provides space for 85 cars.

The whole building will become vacant in October 2026 and can undergo a comprehensive refurbishment to suit specific occupier needs, either as a whole, floor or part-floor basis.



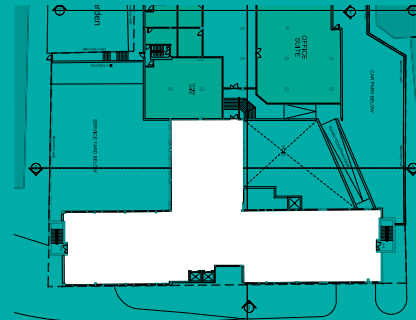
Availability

FLOOR	SQ M	SQ FT
Ground Floor	242.7	2,612
	242.7	2,612
First Floor-North	197.9	2,130
First Floor-East	347.9	3,745
First Floor-West	231.7	2,494
	777.5	8,369
Second Floor-North	371.6	4,000
Second Floor-East	341.3	3,674
Second Floor-West	231.6	2,492
	944.5	10,166
Third Floor-North	631.3	6,795
Third Floor-East	345.7	3,721
Third Floor-West	231.1	2,490
	1,208.1	13,006
Fourth Floor-North	628.9	6,769
Fourth Floor-East	344.6	3,709
Fourth Floor-West	230.5	2,481
	1,204.0	12,959
Fifth Floor-North	672.9	7,243
	672.9	7,243
Sixth Floor-North	677.3	7,290
	677.3	7,290
TOTAL	5,727	61,645

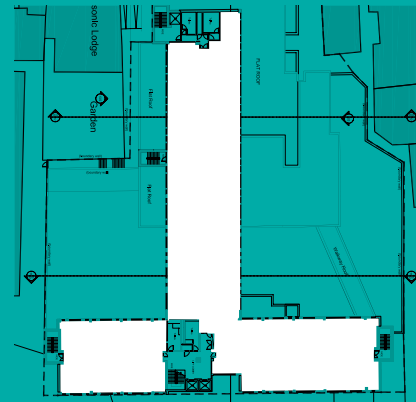
The property extends to the following approximate net internal floor areas.



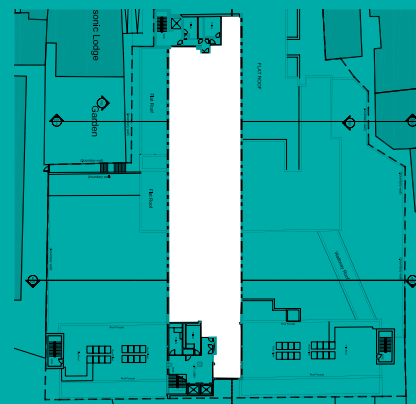
Ground



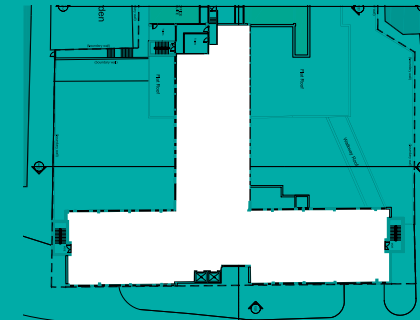
First



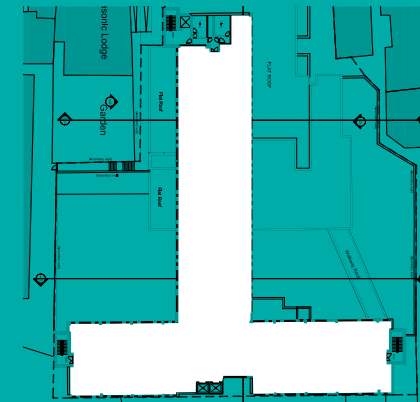
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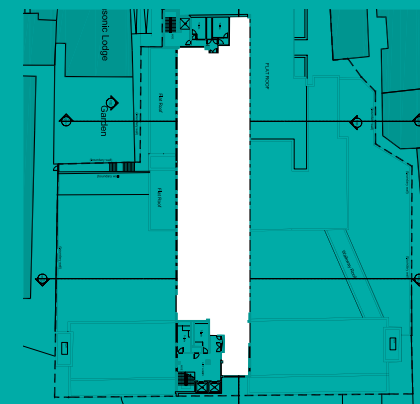
Third



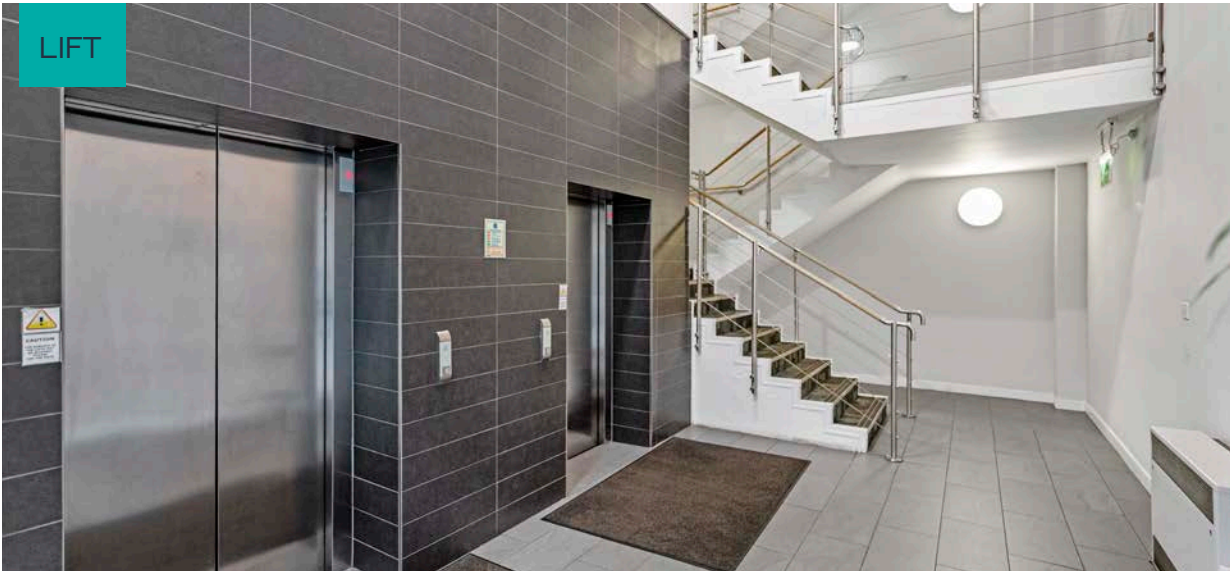
Fourth



Fifth



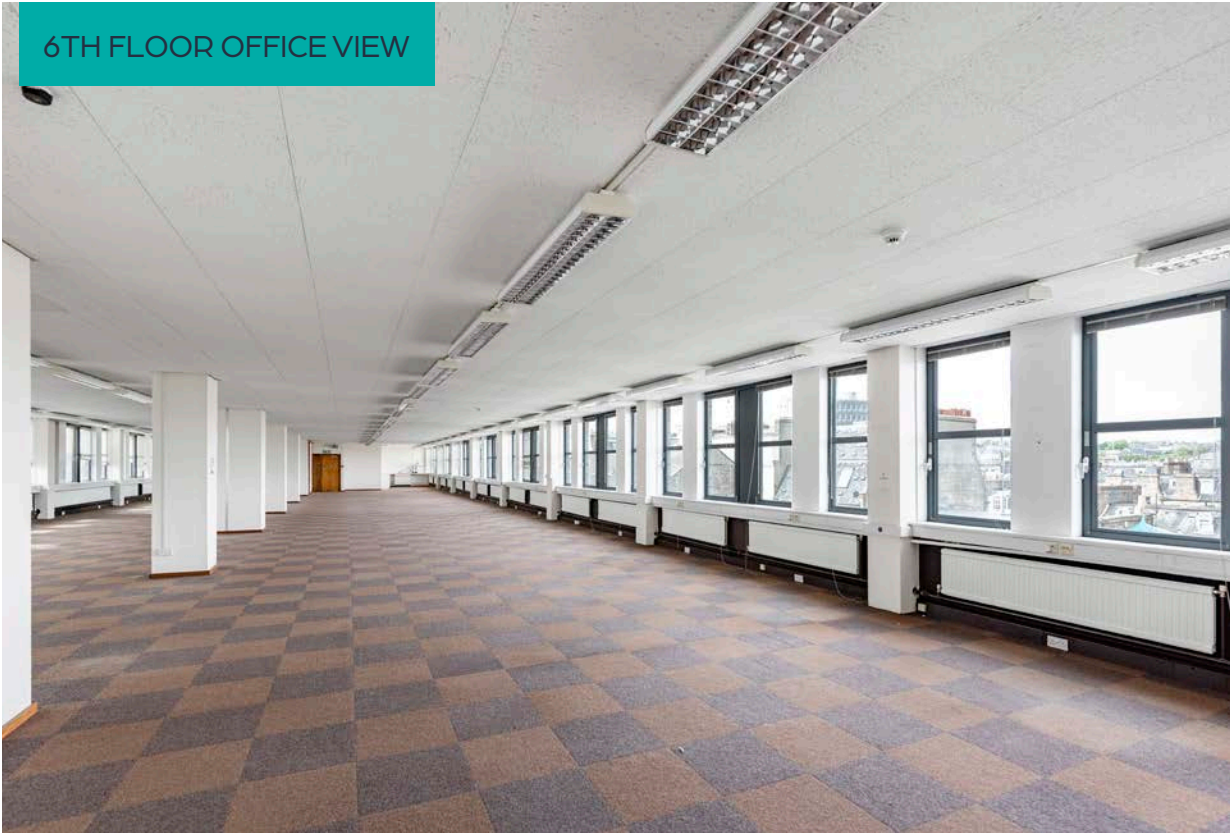
Sixth



LIFT



VIEW FROM 6TH FLOOR



6TH FLOOR OFFICE VIEW



UPPER FOYER

CAR PARK

Terms

The property is available on flexible terms as a whole or on a floor or part floor basis.

EPC

The property has an EPC D.

Rateable Value

Further information on the Rateable Value is available at www.saa.gov.uk

Viewings & Further Information

For further information or to arrange a viewing, please contact the joint letting agents:

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Ryden

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