

# Vision Building



High-quality office accommodation is now available, featuring a spacious glass atrium, stunning internal features, and secure on-site parking for two cars, with a suite size of 241 sq m (2,594 sq ft).

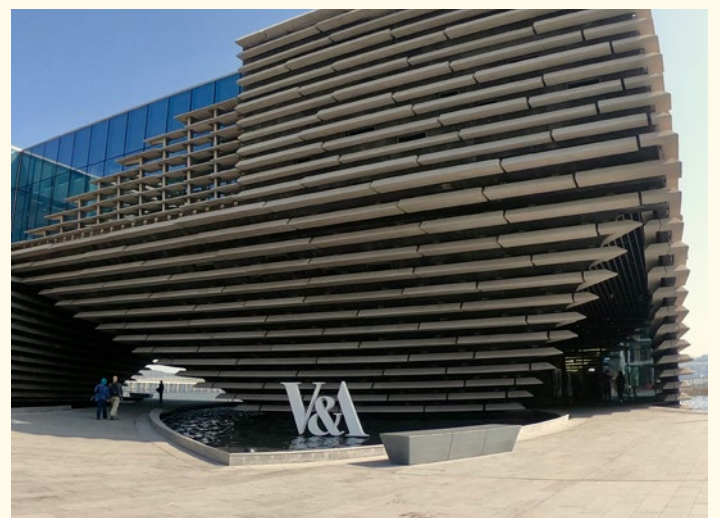


Dundee is one of the UK's most progressive cities, with a dynamic investment programme highlighted by the £1.1 billion Dundee Waterfront Regeneration, a transformative project creating a mixed-use urban quarter in the city's heart.



This development, ranked among the UK's top 20 regeneration projects, features the V&A Museum, attracting nearly 300,000 tourists annually, and the proposed Eden Project. Dundee, with a population of 140,000 and a catchment area of 500,000 within 45 minutes, is a Centre of Excellence in bio-medical research and digital media, driven by its universities and research centres.

The Greenmarket, part of the city's principal office hub, benefits from its prime location near transport links and recent regeneration efforts, including the Dundee Contemporary Arts Centre and District 10 development.



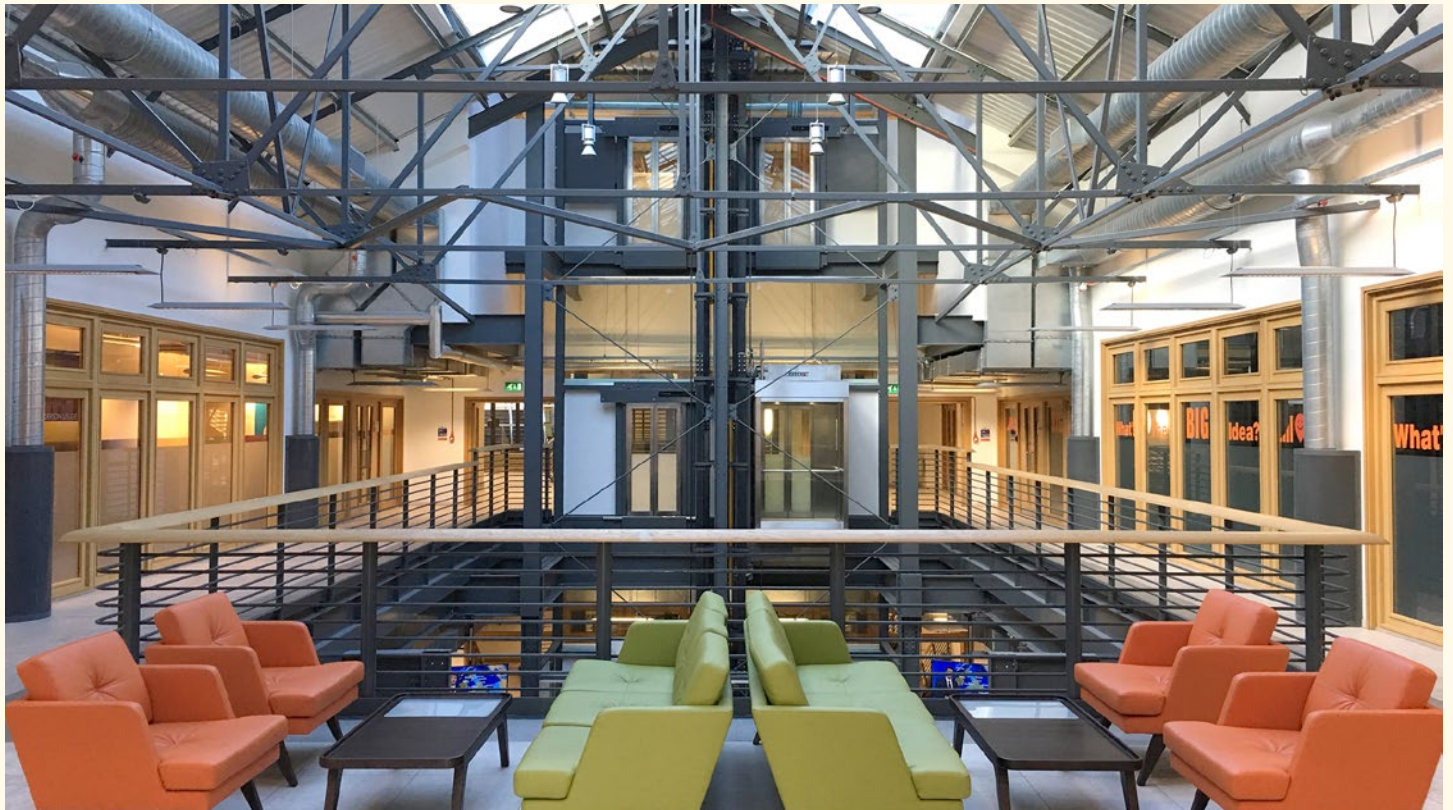
**The Vision Building**  
20 Greenmarket  
Dundee DD1 4QB  
[www.thevisionbuilding.co.uk](http://www.thevisionbuilding.co.uk)

**Westport Property**  
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The Vision Building, a former mill, has been redeveloped into a modern City Centre office space, offering 14 open-plan suites ranging from 183 sq m (1,975 sq ft) to 1,503 sq m (16,180 sq ft).



The Vision Building combines its historic charm with a striking exterior and unique features, including a full-height glass atrium with glass-backed wall climber lifts. Suite 4 offers open-plan office space with ample natural light, excellent floor-to-ceiling height, and the option for suspended ceilings, all with a modern specification.

The building is accessible from the main entrance at Greenmarket and a separate entrance off Perth Road, providing high-quality, contemporary office accommodation.



High quality finishes and design



Light and spacious atrium



Telecoms: 4 incoming duct points with six 150mm diameter ducts at each entry point



Efficient and flexible floorplates



Raised access floor with up to 400mm void



2 x 13-person glass lifts



Electricity: 3 phase metered supply to each suite



24 hour access, security monitoring and CCTV



Full disabled access





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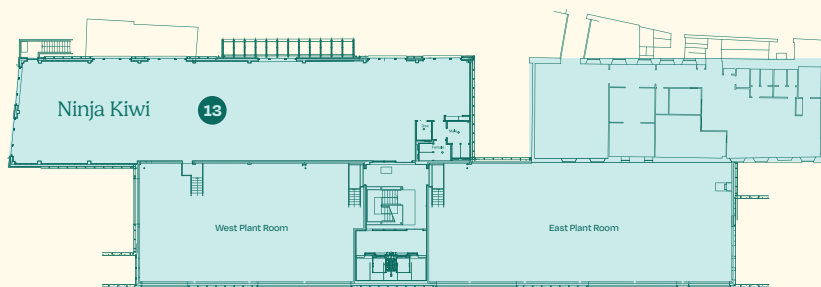
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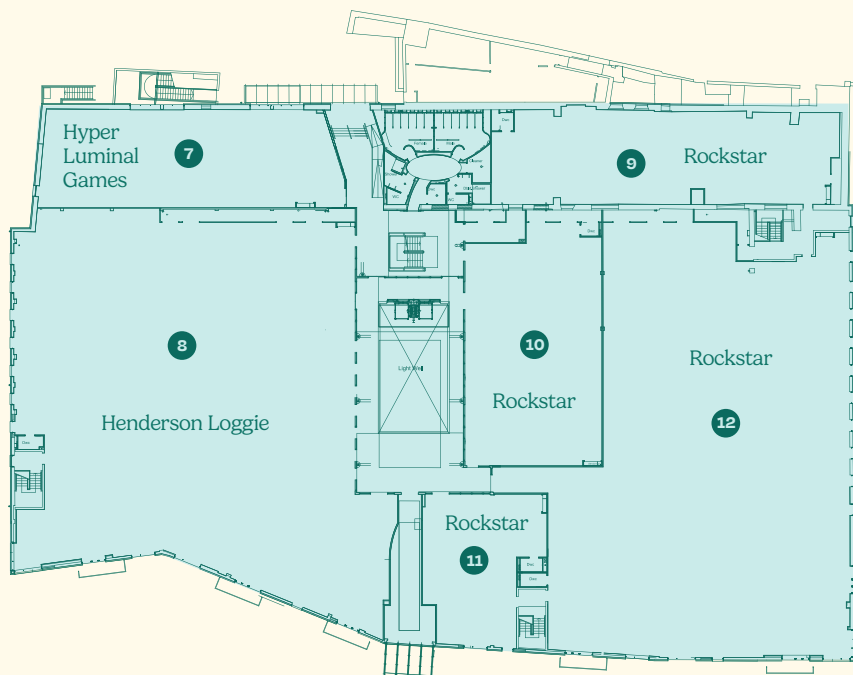
## Second Floor

Suite	sq m	sq ft	status
13	521	5,607	Let



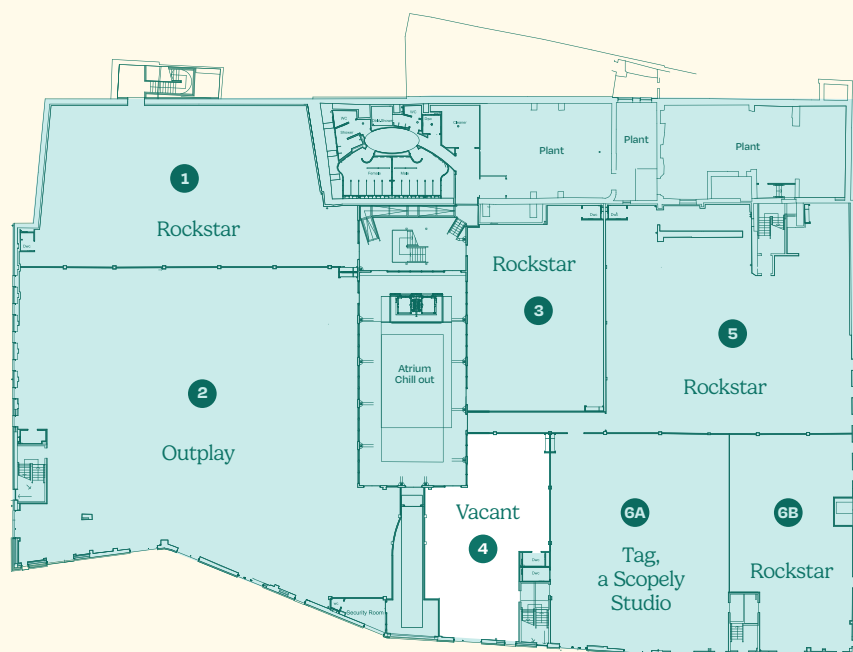
## First Floor

Suite	sq m	sq ft	status
12	1,391	14,969	Let
11	184	1,975	Let
10	385	4,144	Let
9	365	3,925	Let
8	1,503	16,180	Let
7	345	3,717	Let



## Ground Floor

Suite	sq m	sq ft	status
Suite 6B	236	2,535	Let
Suite 6A	507	5,459	Let
Suite 5	618	6,648	Let
Suite 4	241	2,594	Vacant
Suite 3	312	3,363	Let
Suite 2	1,253	13,487	Let
Suite 1	561	6,039	Let





## Lease term

The accommodation is available on a flexible lease term tailored to suit the tenant's requirements. The quoting rent is £45,250 per annum inclusive of two car spaces.

## Enquire via Westport Property

Fergus McDonald  
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## Rateable value

The property has been entered in the valuation roll at an RV of £29,800 and can be viewed at [www.saa.gov.uk](http://www.saa.gov.uk) by entering the postcode DD1 4QB.

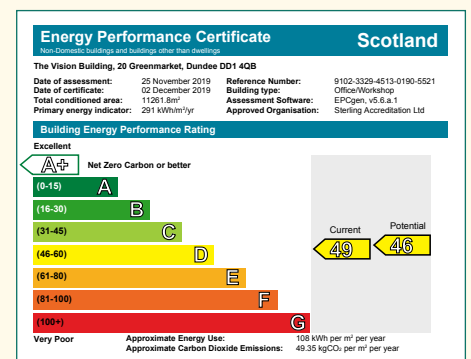
## Enquire via Scope real Estate

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07810 651 621

# SCOPE

## Service charge

The incoming tenant will be liable for a service charge for the maintenance and upkeep of the common parts of the building. A copy of the current budget can be obtained from the letting agents.



The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. September 2024.

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