



30 Whitehall Street, Dundee, DD1 4AF
3RD FLOOR CITY CENTRE OFFICE ACCOMMODATION

Tenure	To Let
Available Size	850 sq ft / 78.97 sq m
Rent	£6,500 per annum No VAT applicable.
Rates Payable	£3,635.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£7,300
EPC Rating	Upon enquiry

Key Points

- PROMINENT CITY CENTRE POSITION
- GRADE B LISTED BUILDING
- FLEXIBLE TERMS
- CLOSE TO DUNDEE WATERFRONT
- AVAILABLE MAY 2025

Description

The subjects comprise a third floor office suite which form part of a substantial four storey and attic tenement building of sandstone construction under a pitched and slated roof. We understand the premises were originally built in the 1880's, include a number of ornate features both internally and externally, and are currently Category B Listed, as being of special architectural and historical merit.

The main access is provided from Whitehall Street with access to the upper floors through an inner hall and stairwell. A passenger lift serves all floor levels.

Internally the office suite is arranged to provide 4 individual offices with additional kitchen, staff and WC facilities. The accommodation is fully carpeted throughout, has plasterboard ceilings with decorative cornicing, plasterboard / plaster on hard walls, wall mounted electric panel heating, and single glazed timber framed sash windows which are supplemented by a mixture of fluorescent strip lighting and spotlights.

Location

The subjects are located on the east side of Whitehall Street, in between its junctions with Nethergate and Whitehall Crescent, within Dundee City Centre.

Whitehall Street is one of Dundee's principle business locations with a mix of national and local occupiers all within close proximity to the main retail thoroughfare and both the Overgate and Wellgate Shopping Centres. There are also numerous restaurant occupiers such as Tony Macaroni, Taco Bell and Nandos, along with many local/regional traders.

Whitehall Street links to the Dundee Waterfront area which is currently undergoing a multi-million-pound redevelopment. The Victoria & Albert Museum forms the central attraction of the Waterfront with Malmaison, Sleeperz Hotels, the proposed Eden Project and Dundee Train Station also located close to the subject premises.

Terms

The premises are available on a new full repairing and insuring lease at a rental of £6,500 per annum.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:

3rd Floor - 78.97 sq m (850 sq ft)

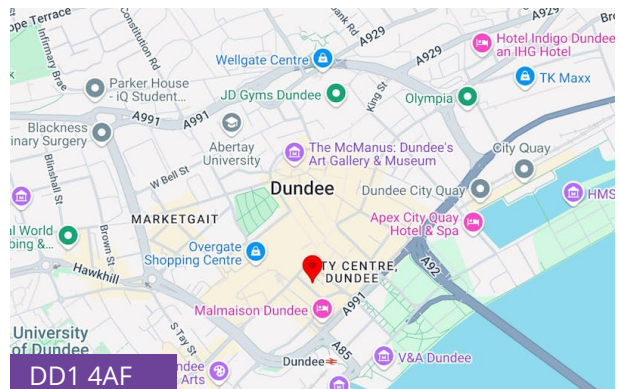
Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

NAV/RV - Office - £7,300

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

VAT



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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No VAT applicable.

Energy Performance Certificate

Available on request.

Viewing

Please contact the sole marketing agents, Westport Property, to arrange a viewing.