

To Let

Caledonian House, Greenmarket, Dundee, DD1 4QX

20,000 to 64,763 sq ft

- Modern open plan accommodation
- Generous floorplates from c.5,000 sq ft upwards
- Easily sub-divisible
- 74 car parking spaces (ratio of 1:891 sq ft)



Location

Dundee is the fourth largest city in Scotland with a catchment of 300,000 people within a 30 minute drive time of the city centre. The £1bn master plan to regenerate the city's waterfront, is well underway, centred around the Dundee V&A Design Museum which is now open at a cost of £80m and transforming the area.

Caledonian House is situated on Greenmarket in the city centre, immediately adjacent to Dundee Train Station which has undergone a £28m redevelopment including new station concourses and the 120 bed Sleeperz Hotel. A Malmaison Hotel and Discovery Point are located opposite. The University of Dundee, the No.1 University in the UK for Biological Sciences and excellent results in Technology, Engineering and Mathematics (STEM), is located 250m to the northeast and the Overgate Shopping Centre is less than 5 minutes walkaway.

Specification

Caledonian House is arranged in three inter-connecting office blocks over ground and three upper floors. The office specification includes:

- Metal Raised floors
- Floor loading of 4 +1 Kn/sqm
- Gas fired central heating
- Suspended ceilings with recessed lighting
- Air conditioning cassettes
- 2 lift cores serving all floors
- 2x 13 person (1,000kg) lifts serving Block A & B
- 1x 13 person (1,000kg) lift serving Block B & C
- Male, female and disabled WC's
- Shower facilities
- Bike storage

The property benefits from 74 car parking spaces reflecting a 1:891 sq.ft. ratio.

Terms

The accommodation is available To Let on new flexible Full Repairing & Insuring (FRI) Terms. Further Information is available on request from the joint letting agents.

Viewings

Further information and viewing arrangements can be provided by the joint letting agents.

Accommodation

The accommodation, which is due to be refurbished, has been measured in accordance with the RICS Code of Measuring Practise (6th Edition) and comprises the following Net Internal Areas :-

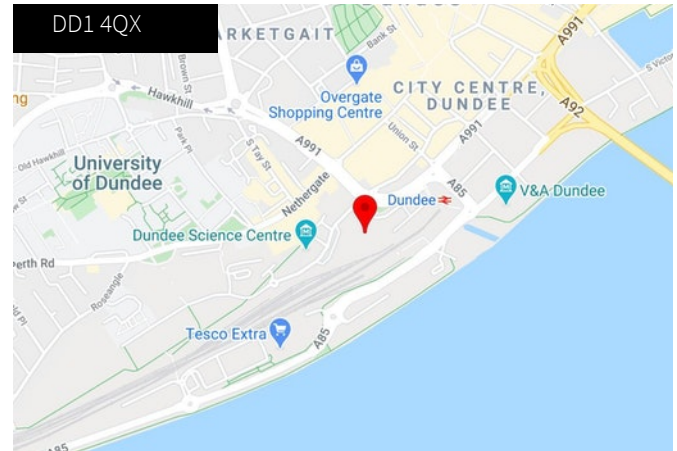
| Floor/Unit | Description | Sq ft | Sq m |
|------------|-------------|-------|--------|
| Ground | Building A | 5,500 | 510.97 |
| 1st | Building A | 5,523 | 513.10 |
| 2nd | Building A | 5,666 | 526.39 |
| 3rd | Building A | 5,700 | 529.55 |
| Ground | Building B | 5,616 | 521.74 |
| 1st | Building B | 5,615 | 521.65 |

EPC

This property has been graded as C.

Business Rates

Rates payable: £4.65 per sq ft



Contacts

Craig Watson

0131 301 6711

craig.watson@eu.jll.com

Cameron Stott

0131 301 6715

cameron.stott@eu.jll.com

Joint Agents

Mr Simon Capaldi (Knight Frank LLP)

0131 222 9621

simon.capaldi@knightfrank.com

Mr Toby Withall (Knight Frank LLP)

0131 222 9616

toby.withall@knightfrank.com

| Floor/Unit | Description | Sq ft | Sq m |
|--------------|-------------|---------------|-----------------|
| 2nd | Building B | 5,600 | 520.26 |
| 3rd | Building B | 5,000 | 464.52 |
| Ground | Building C | 5,000 | 464.52 |
| 1st | Building C | 4,928 | 457.83 |
| 2nd | Building C | 5,000 | 464.52 |
| 3rd | Building C | 5,615 | 521.65 |
| Total | | 64,763 | 6,016.70 |

Entry

The accommodation is available for occupation from Q2 2021.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.