WESTPORT PROPERTY
CHARTERED SURVEYORS

Office
TO LET

Block 5 Seabraes Mill,2 Seabraes Lane, Dundee, DD1 4NX

HIGH QUALITY SERVICED OFFICE ACCOMMODATION

Tenure	To Let
Available Size	131 to 350 sq ft / 12.17 to 32.52 sq m
Rent	£25.50 per sq ft ex VAT
Business Rates	Occupiers may benefit from 100% rates relief under the terms of the Small Business Bonus Scheme, subject to meeting qualifying criteria.
EPC Rating	Upon enquiry

Key Points

- SHARED KITCHEN, SHOWERS AND SOCIAL SPACE
- 24/7 ACCESS
- 600 MB WIFI
- CCTV

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Description

Split across two distinct levels, Block 5 is ready to accommodate a range of companies - from creative gaming start-ups, to small but growing organisations. And everything in between.

After a significant refurbishment, the building boasts new flooring, pristine decorative finishes, and all-new fitted bathrooms, kitchens and shower areas. It's been split into 17 studios, all with very different characteristics, that are ready to be transformed into your perfect space.

And because it's part of the bigger Vision building, Block 5 residents will get access to that existing community of local designers, makers, and other creative businesses, as well as physical resources - like the atrium that's used for events, and so much more.

Location

The subject are located on Seabraes Lane which is located on the south side of Perth Road approximately 1 km west of Dundee city centre.

Perth Road is a busy main bus route and arterial route. This is a mixed commercial and residential area characterised by a good mix of cafes/restaurants, licensed premises and retail units, and the property is located at the western edge of the main city centre campus of the University of Dundee.

This is also a popular and densely populated residential area, mainly private residential flats, with a good proportion of these being student occupied flats.

Viewings

Strictly by appointment by the sole agents, Westport Property.

Terms

The premises are available by way of new internal repairing leases at a rental of £25.50 per sq ft (including services and insurance).

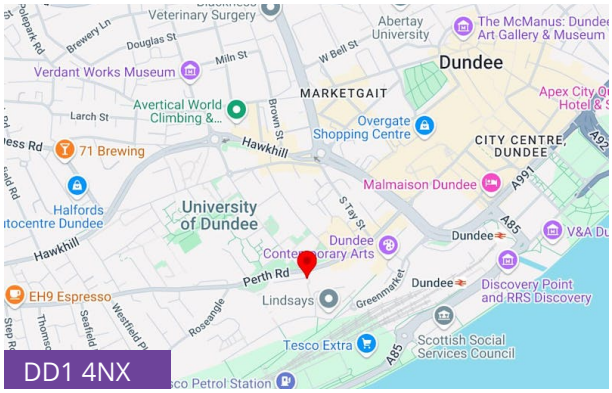
VAT

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

Accommodation

Suite 5 - 131 sq ft - £275 pcm / £3,300 pa
Suite 6 - 245 sq ft - £520 pcm / £6,250 pa
Suite 10 - 350 sq ft - £733 pcm / £8,800 pa

For further details on current availability please contact the marketing agents, Westport Property, on 01382 225 517.



Viewing & Further Information

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