



Seagate House, 2nd Floor East, 132-134 Seagate, Dundee, DD1 2HB
REFURBISHED CITY CENTRE OFFICES

Tenure	To Let
Available Size	2,163 sq ft / 200.95 sq m
Rates Payable	£5,577.60 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£11,200
EPC Rating	Upon enquiry

Key Points

- EXCELLENT CITY CENTRE LOCATION
- OPPOSITE DUNDEE BUS STATION
- 3 NO. INDIVIDUAL SUITES OF CIRCA 2,200 SQ FT
- CLOSE TO DUNDEE WATERFRONT
- TOTAL SPACE AVAILABLE - 6,576 SQ FT

Seagate House, 2nd Floor East, 132-134 Seagate, Dundee, DD1 2HB

Description

Seagate House is a four storey building which dates from approximately 1970. The building is of concrete framed construction under a flat roof. The flat roof was renewed in 2006.

The office accommodation at Seagate House is arranged over first, second and third floors, with suites arranged on either side of a central stairwell and service core.

There is an 8 person passenger lift serving all floors.

The accommodation is fully refurbished internally, providing excellent open plan office space, with gas fired radiator central heating, double glazing, suspended ceilings and good modern toilet accommodation to each suite.

Car parking options available on request.

Location

Seagate House is located on the north side of Seagate, directly opposite Dundee Bus Station within the heart of Dundee city centre. The premises have good access to the Tay Road Bridge and main traffic routes are well served by public transport services.

Accommodation

We have measured the floor area in accordance with the RICS Code of Measuring Practice to be as follows:-

2nd Floor (East) - 201.0 sq m (2,163 sq ft)

3rd Floor (West) - 208.8 sq m (2,248 sq ft)

3rd Floor (East) - 201.0 sq m (2,163 sq ft)

Terms

The premises are immediately available by way of a new full repairing and insuring lease.

Details on rental are available from the marketing agent.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

Office - £11,200

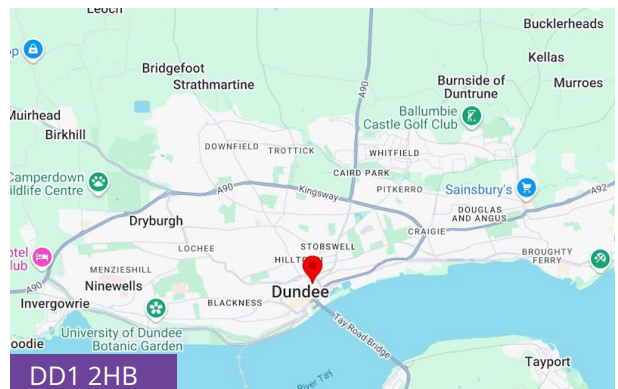
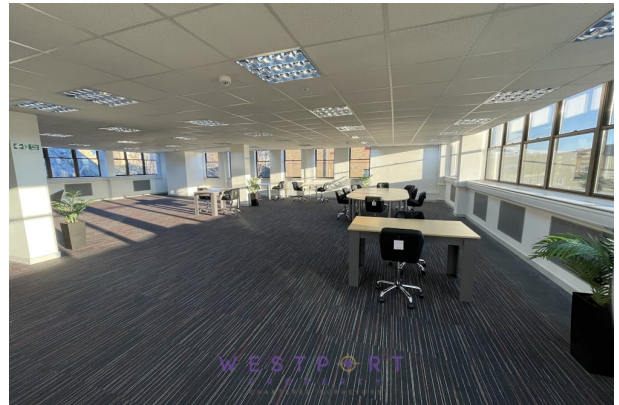
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Entry

Immediate entry is available.

Viewing

Please contact Westport Property on 01382 225 517.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 12/12/2024