



Units 3&4, 6 South Marketgait, Dundee, DD1 4AH

RETAIL / LEISURE OPPORTUNITIES

Tenure	To Let
Available Size	1,036 to 2,090 sq ft / 96.25 to 194.17 sq m
Rent	£35 per sq ft
Business Rates	The subjects will be assessed for rating purposes following completion of construction works.
EPC Rating	Upon enquiry

Key Points

- UNITS AVAILABLE FROM 1,036 SQ.FT. TO 2,090 SQ.FT.
- AN EXCITING OPPORTUNITY TO BE PART OF THIS NEW BUILD LANDMARK DEVELOPMENT
- LOCATED AT KEY PROMINENT, STRATEGIC POSITION WITHIN DUNDEE WATERFRONT
- SUITABLE FOR A VARIETY OF RETAIL AND LEISURE USES SUBJECT TO PLANNING
- APPROX. 75,000 SQ.FT OFFICES IN BUILDING 1 PRE-LET TO BT plc

Units 3&4, 6 South Marketgait, Dundee, DD1 4AH

Description

The subjects comprise two ground floor commercial units contained within a purpose built landmark mixed-use building which includes a new regional headquarters totalling 76,000 sq.ft let to BT PLC, alongside 16 no. studio flats providing premier secure student accommodation.

The ground floor commercial units are open plan in nature and benefit from exception glazed frontages onto West Marketgait, part of Dundee's inner ring road and one of the main arterial routes through the city centre and Waterfront area.

The subjects can be lease individually or together and are available for immediate occupation.

Location

The development occupies a prominent roadside position within the heart of Dundee city centre fronting on to West Marketgait between its junctions with Nethergate and Greenmarket, and is strategically located between the main retail area, the Central Waterfront, the existing office area and Dundee University Campus.

It lies within a 5 minute walk from Dundee Train Station and in very close proximity to numerous visitor attractions including Dundee Contemporary Arts (DCA), Rep Theatre, Science Centre, Overgate Shopping Centre, and the V&A Museum which welcomed over 830,000 visitors within its first year of opening.

Accommodation

PROPOSED DEVELOPMENT - Accommodation Schedule

Name	sq ft	sq m	Availability
Unit - 3	1,036	96.25	Available
Unit - 4	1,054	97.92	Available
Total	2,090	194.17	

Dundee Waterfront

Dundee is one of the UK's most progressive cities with a rolling investment programme which continues apace.

By far the largest regeneration project is the Dundee Waterfront Regeneration, a £1 billion project to reconnect the city to the waterfront and create a high quality, mixed use, riverside urban quarter right in the heart of the city.

The development is one of Western Europe's most extensive and transformative waterfront projects and one of Scotland's biggest waterfront regenerations. The V&A Museum currently forms the central attraction of the Waterfront area and will soon be joined by the Eden Project which will create a new, vibrant focus to the city centre and transform Dundee into a world leading waterfront destination for visitors and businesses.

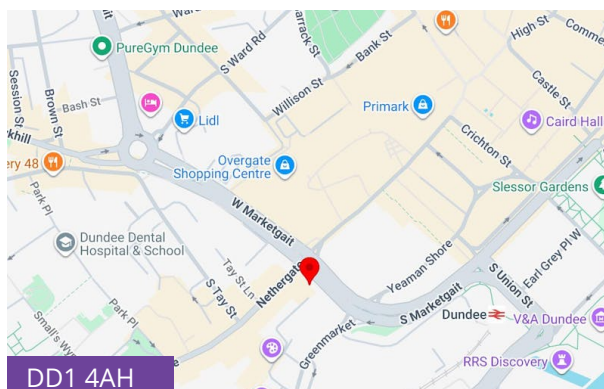
Accommodation Schedule

Unit 3 - 96 sq m (1,036 sq ft)

Unit 4 - 98 sq m (1,054 sq ft)

Terms

Unit 3 - £36,365 per annum



Viewing & Further Information



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



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 07/05/2025

Unit 4 - £42,160 per annum

Available separately or together.

Rateable Value

The premises require to be assessed for rating purposes.

VAT

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