



Seagate House, 3rd 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
Rent	Rent on application
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
- CLOSE TO DUNDEE WATERFRONT
- FROM 2,163 SQ FT UP TO 4,412 SQ FT (FOR WHOLE 3RD FLOOR)
- 3 NO. INDIVIDUAL SUITES OF CIRCA 2,200 SQ FT
- TOTAL SPACE AVAILABLE - 6,576 SQ FT

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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

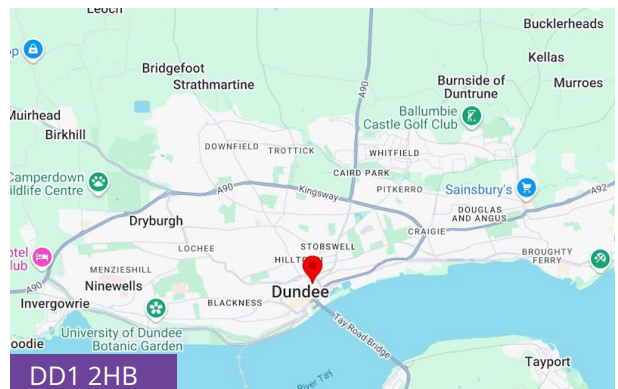
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Entry

Immediate entry is available.

Viewing

Please contact Westport Property on 01382 225 517.



Viewing & Further Information



Fergus McDonald
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