

# FLEXIBLE COMMERCIAL SPACE

140 WEST MARKETGAIT, DUNDEE DD1 1NJ

# TO LET



| EXCITING CITY CENTRE OPPORTUNITY  
| EXTENSIVE FRONTAGE ONTO BUSY TRAFFIC THOROUGHFARE  
| ADJACANT OCCUPIERS;  
Tesco Express, Grosvenor Casino, Hampton By Hilton Hotel

| CLOSE TO BOTH DUNDEE'S UNIVERSITIES  
| SUITABLE FOR A VARIETY OF USES

**LOTUS**  
PROPERTY

# Dundee has lowest drive time to the largest % of Scottish population

# FLEXIBLE COMMERCIAL SPACE

## Location

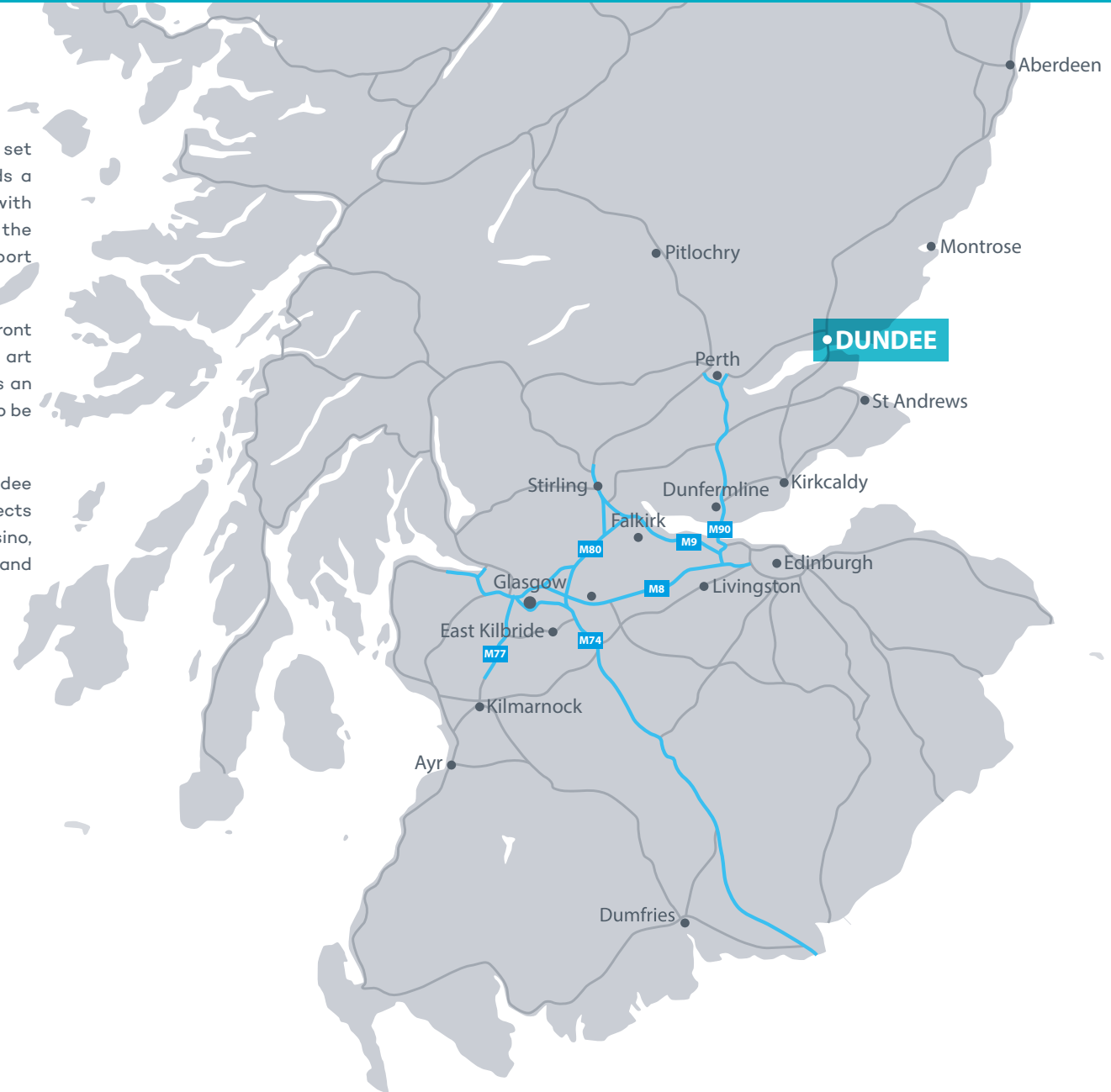
Dundee, The City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is currently undergoing an £1 billion transformation of its Waterfront which comprises circa 240 Hectares of development land, new state of the art Train Station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London.

More precisely, 140 West Marketgait enjoys a prominent position within Dundee City Centre, fronting onto West Marketgait, the city's inner ring road. The subjects sit in the heart of the licensed quarter and directly below the Grosvenor Casino, close to The Overgate Shopping Centre, Dundee City Council Headquarters and between Dundee University and Abertay University.

## Travel Times

<b>ABERDEEN</b>	68 Miles
<b>PERTH</b>	18 Miles
<b>INVERNESS</b>	125 Miles
<b>EDINBURGH</b>	60 Miles
<b>GLASGOW</b>	75 Miles



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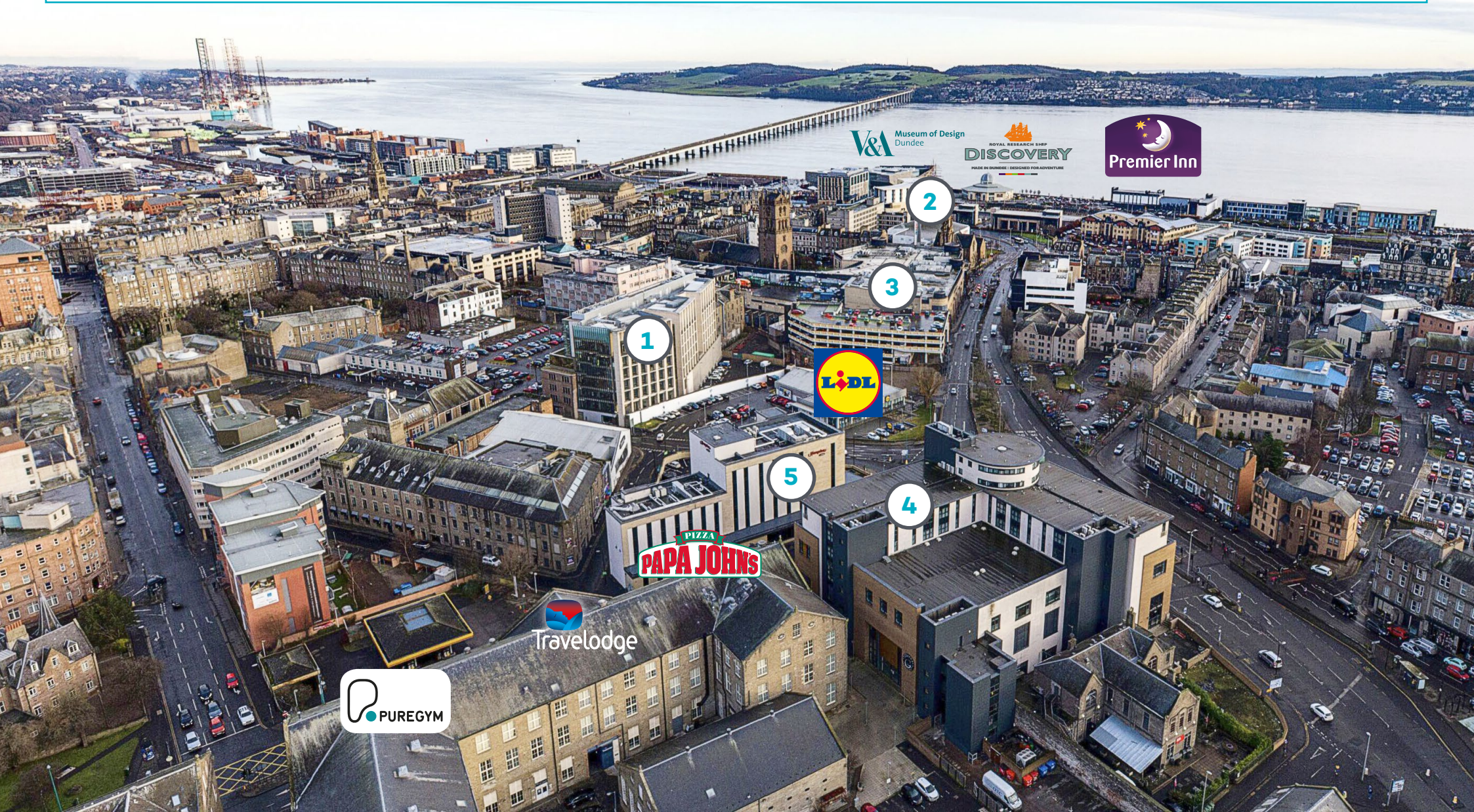
1. Dundee City Council HQ

2. Train Station

3. Overgate Shopping Centre

4. Grosvenor Casino

5. Hampton By Hilton Hotel



# Last remaining space forming part of mixed use commercial development

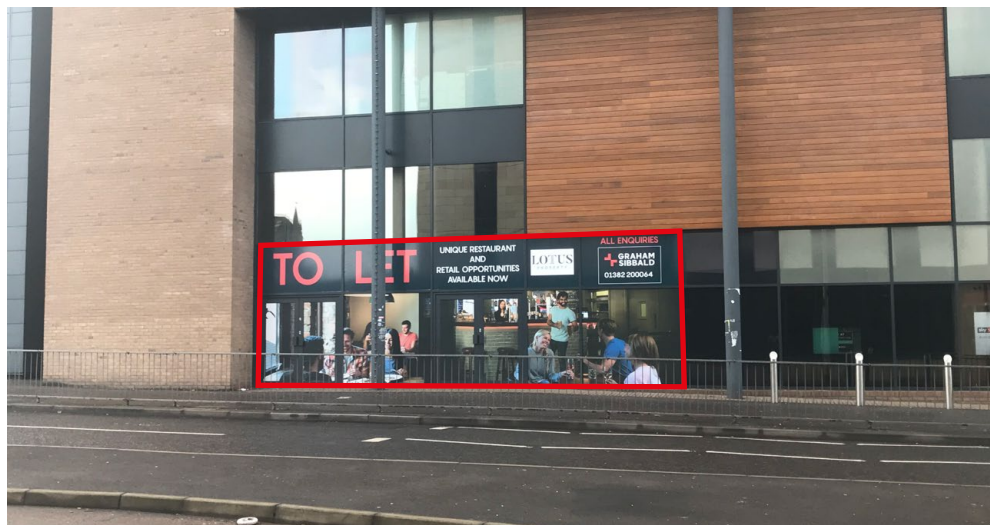
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## Description

The property comprises the last remaining space forming part of mixed use commercial development in a popular part of Dundee City Centre. The larger building itself includes a mixture of retail, luxury serviced apartments, offices and leisure uses.

Access can be obtained via West Marketgait and internally the remaining space is reasonably regular in its configuration currently in a shell condition ready for tenant fit out. Additional space could be offered via the adjoining vacant Courtyard Unit – further information in this regard available from the Sole Letting Agents.

The subjects may suit a variety of uses, all subject to obtaining the necessary consents.



810.0 sq m (8,723 sq ft)

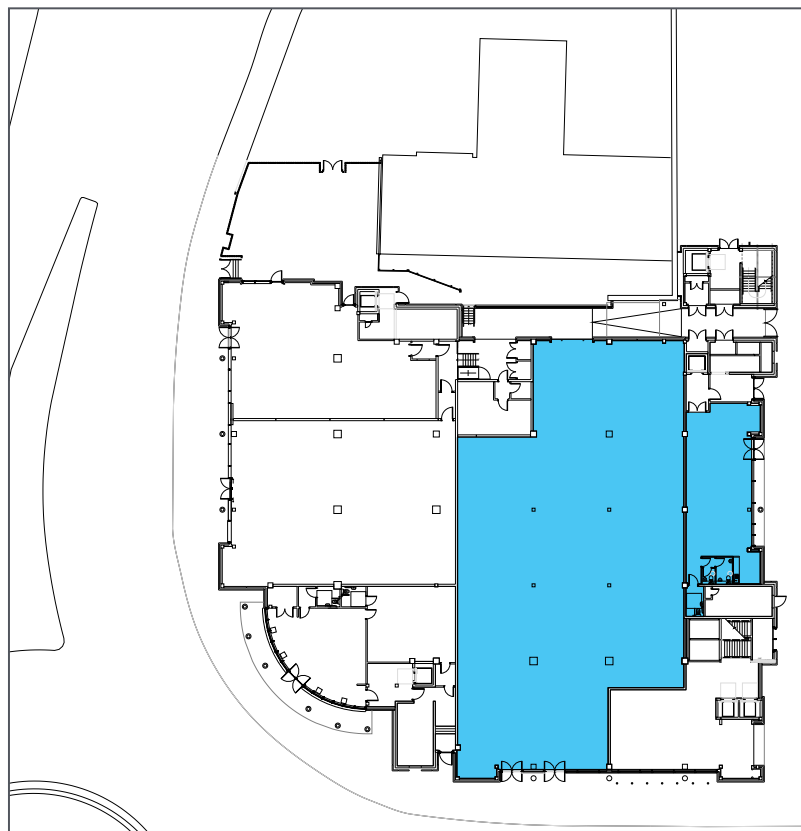
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## Accommodation

We have measured the property in accordance with the RICS Property Measurement 2nd Edition to arrive at the following Gross Internal Area:

810.0 sq m (8,723 sq ft)

The subjects may suit sub-division. Further information available from the Sole Letting Agents.



## Lease Terms

The subjects are available to let on standard commercial terms for a term to be negotiated.

Offers over £15.00 per sq ft are invited. Letting incentives may be offered depending on lease terms and tenant covenant. Further information available from the Sole Letting Agents.

## EPC

Available upon request.

## Rating Assessment

The subjects will require to be assessed for rating purposes upon occupation. Interested parties are encouraged to speak to Dundee City Council in this regard.

## VAT

All figures are quoted exclusive of VAT.

## Viewing and Further Information

To arrange a viewing or for further information please contact either:

**Garth Davison**  
e: [garth.davison@g-s.co.uk](mailto:garth.davison@g-s.co.uk)  
t: 01382 200064

**Andrew Dandie**  
e: [andrew.dandie@g-s.co.uk](mailto:andrew.dandie@g-s.co.uk)  
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### IMPORTANT NOTICE

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