

TO LET

OFFICE/COMMERCIAL



SUITE 12e, MANHATTAN WORKS, DUNDONALD STREET, DUNDEE, DD3 7PY

- FIRST FLOOR COMMERCIAL ACCOMMODATION.
- LOCATED WITHIN A POPULAR BUSINESS ESTATE.
- MAY SUIT A VARIETY OF USES — subject to consents.
- ON SITE CAR PARKING.





VIEWING

Viewing is through the Joint Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing contact:



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LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located within Manhattan Works Industrial Estate, a mixed use business location approximately 1 mile north of Dundee city centre. The subjects sit within close proximity to Kingsway, Dundee's outer ring-road which provides excellent links to Scotland's main motorway network via the A90/M90.

Access to the property is off Dundonald Street and over a shared car park.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a first floor office/commercial unit contained within a larger commercial development. The subjects benefit from on-site car parking.

Access to the property is at ground floor level up an internal stair leading to the first floor. Accommodation is laid out in a cellular nature providing individual office suites with WC's and staff facilities.

The subjects are easily adaptable to provide open plan space, suitable for a variety of uses all subject to the appropriate consents.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Net Internal Area to be as follows:-

630.50 SQ. M. / 6,786 SQ. FT.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £26,500.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Further information available from the Joint Letting Agents.

EPC

Available from the Joint Letting Agents.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.



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On the instructions of



IMPORTANT NOTICE

1. 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.
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6. Date of Publication: December 2018