

ONE SUITE REMAINING



8 South Tay Street, First Floor Offices, Dundee, DD1 1PA

- Serviced offices available on flexible leasing agreements
- Private ground floor entry
- Popular business location in Dundee City centre
- Ample on street car parking close by
- Occupiers may qualify for 100% rates relief





LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 150,000 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 a 90 minute drive time.

The subjects themselves are located on the west side of South Tay Street, within the heart of Dundee's cultural quarter. Surrounding occupiers include the Dundee Rep Theatre and Dundee Cultural Arts Centre, along with a number of other café/bar occupiers. South Tay Street is also a popular location for professional and residential occupiers.

DESCRIPTION

The subjects comprise modern serviced office accommodation situated on the first floor of a traditional stone and slate building.

Internally, the subjects layout is of a traditional cellular nature allowing for individual/private office accommodation with communal staff and WC facilities.

The offices are well fitted out, with carpeted floors throughout, fluorescent strip and spot lighting and perimeter trunking.

The subjects are accessed via a private entrance directly off South Tay Street. On street metered car parking is also available directly outside the subjects.

AREAS

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

OFFICE 6 - 18.37 sq m (198 sq ft)

RATEABLE VALUE

The individual office suites will require to be assessed upon occupation.

The unified business rate for the year 2019/20 is 49p exclusive of water and sewerage rates.

The occupiers of the premises may qualify for some relief from business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the Assessor in this regard.

RENT

The office suites will be available To Let by way of an all inclusive rent. Detailed information available from the Sole Letting Agents.

Office 6 - £500 per month

EPC

Available from the Sole 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.

VIEWING

Viewing is through the Letting Agents, Messrs.

To arrange a viewing contact:



Garth Davison

Associate

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Grant Robertson

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IMPORTANT NOTICE

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6. Date of Publication: July 2020

