



UNIT 2, VALENTINE COURT
DUNDEE
DD2 3QB

- MODERN GROUND FLOOR OFFICE
- FULL FITOUT
- EXCELLENT LOGISTICAL LOCATION WITHIN POPULAR COMMERCIAL ESTATE
- 10 CAR PARKING SPACES ON SITE
- EXTENDS TO 232.2 SQ.M/2,500 SQ.FT

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 the established Dunsinane Industrial Estate, situated approximately 3 miles North of Dundee city centre with easy access to the A90.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a modern ground floor office unit contained within a two storey contemporary building of brick block construction under a pitched roof. The specification includes:

- Open Plan
- Suspended Ceilings
- Recessed Lighting
- Full Raised Access Floor
- Comfort Cooling
- WC (inc disabled) facilities
- Designated on-site car parking (10 spaces)
- Fully Carpeted
- Boardroom
- 2 Private Rooms
- Kitchenette

The office benefits from being fully fitted out. The outgoing tenant's furnishings may be available separately.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	232.2	2,500



LEASE TERMS

The subjects are offered To Let on standard commercial terms for a lease term to be negotiated.

Further information is available from the Sole Letting Agents.

EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £26,800.

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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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: September 2022