

TO LET
OFFICE

 GRAHAM
SIBBALD



Lindsay House,
30 Ward Road,
Dundee, DD1 1NE

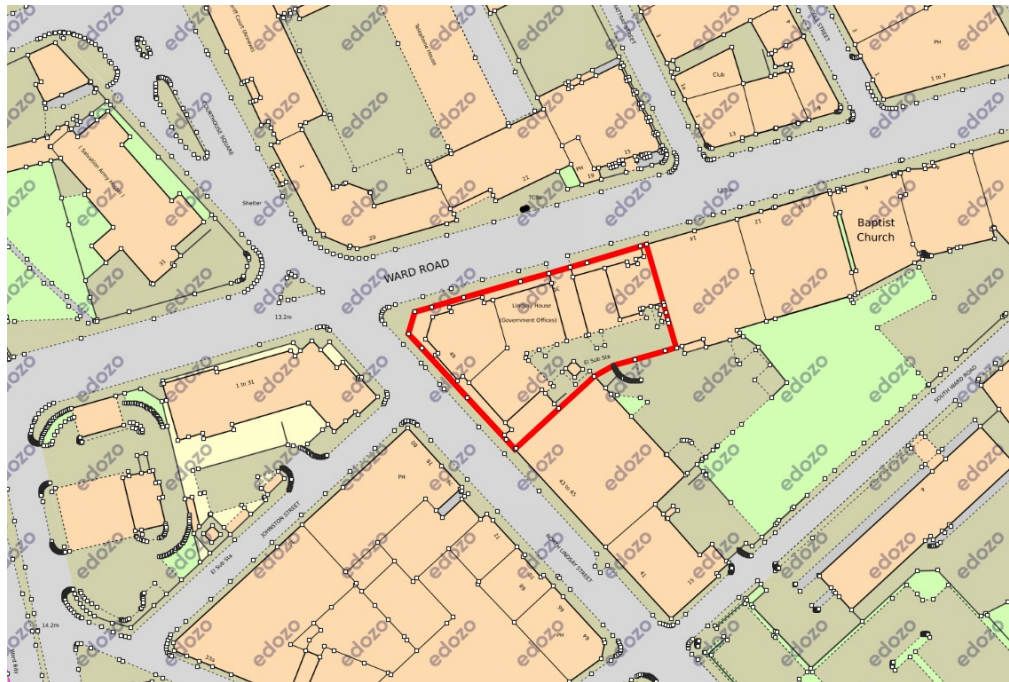
- Excellent city centre location
- Substantial multi floored office
- Available in part or whole
- Car parking on site — 19 spaces available
- Extends to 3,647.89 sq.m / 39,264 sq.ft

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 in a prominent position on the corner of Ward Road and North Lindsay Street in the City Centre, an established office location close to the inner city ring road.

The approximate location is shown by the OS Plan below.



DESCRIPTION

The subjects comprise a substantial office over five floors in a contemporary building of concrete construction.

The office comprises all and whole of the building with bright office accommodation and benefits from being partially open plan with various meeting rooms on each level. The building benefits from good natural light through double glazed windows together with air conditioning and WC facilities that are DDA compliant. Each floor is accessible by lift. Externally, the office benefits from designated on-site car parking with the use of 19 car parking spaces.

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	228.09	2,455
First	833.54	8,972
Second	832.36	8,959
Third	901.11	9,699
Fourth	852.79	9,179
Total	3,647.89	39,264

LEASE TERMS

The subjects are offered To Let on standard commercial terms for a lease term to be negotiated. The landlord intends to put the building back into full repair prior to this.

Further information is available from the Sole Letting Agents.

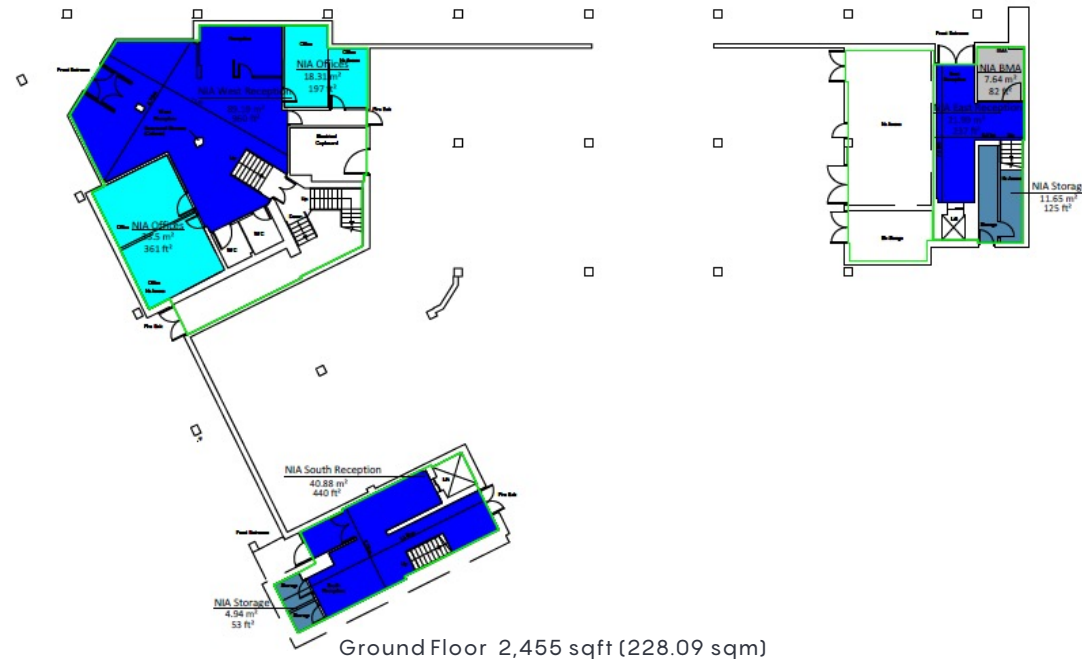
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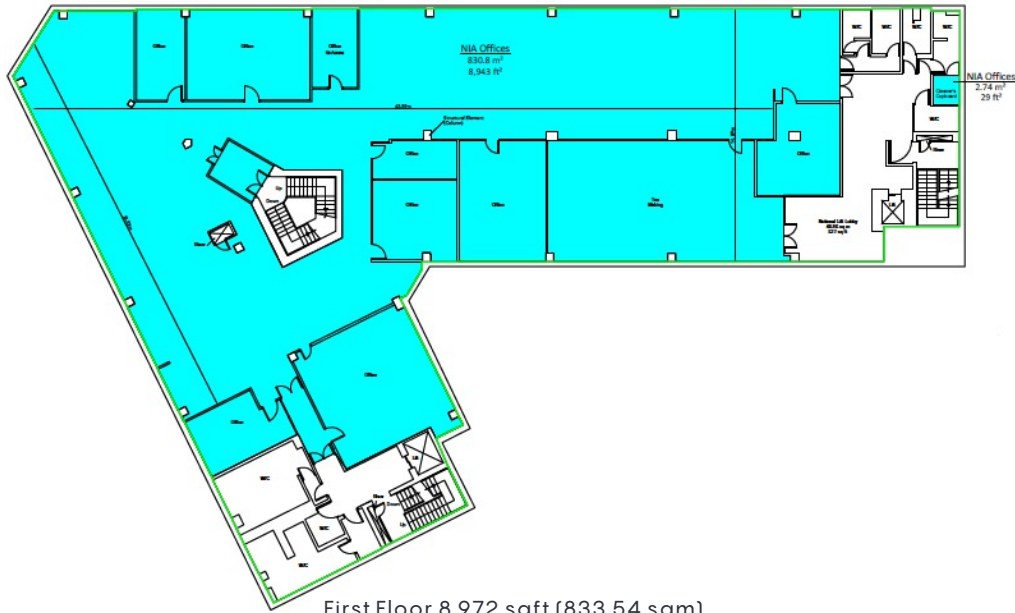
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RATEABLE VALUE

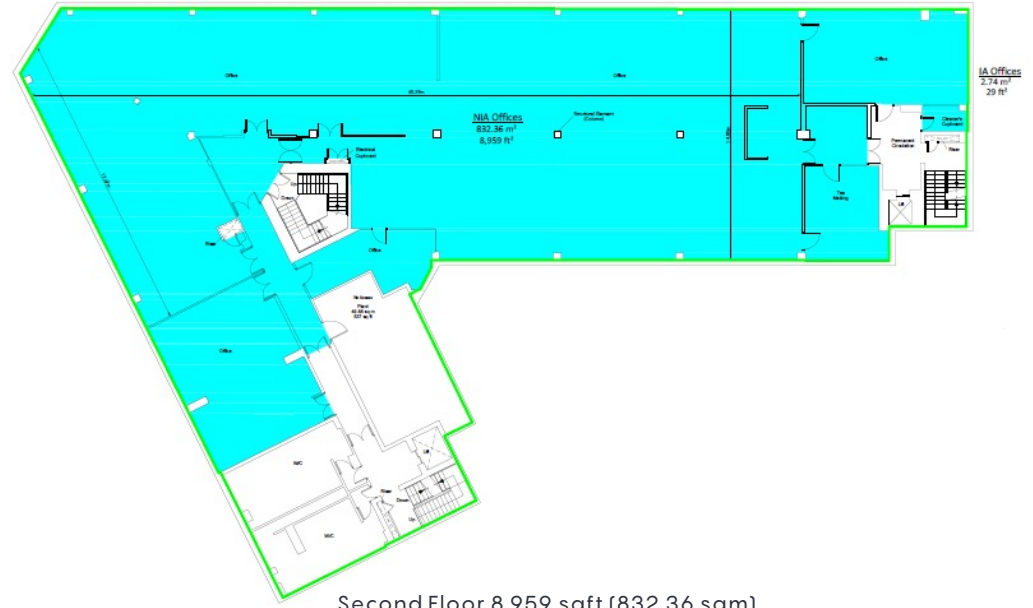
The subjects are entered in the Valuation Roll with a Net and Rateable Value of £317,000.

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

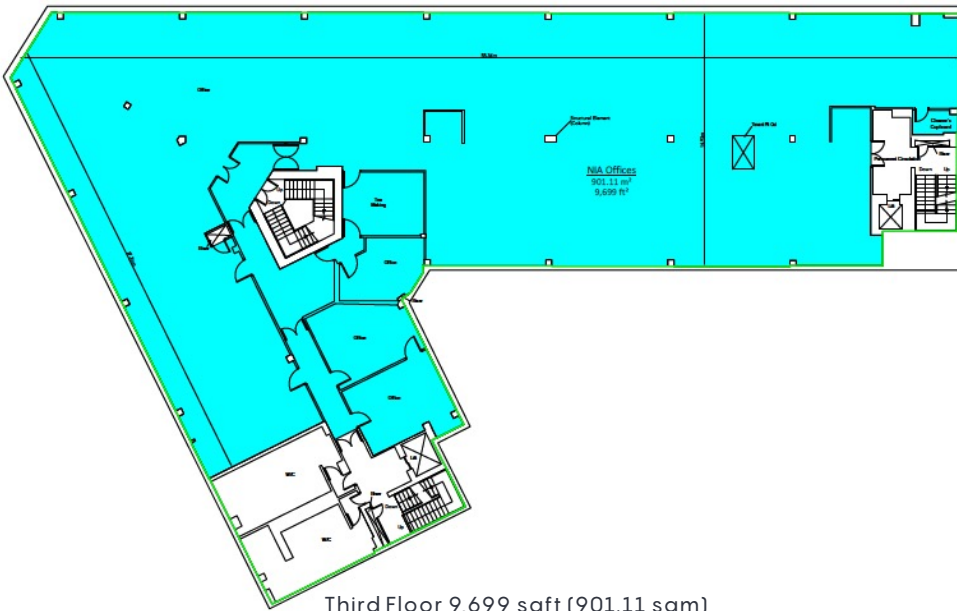




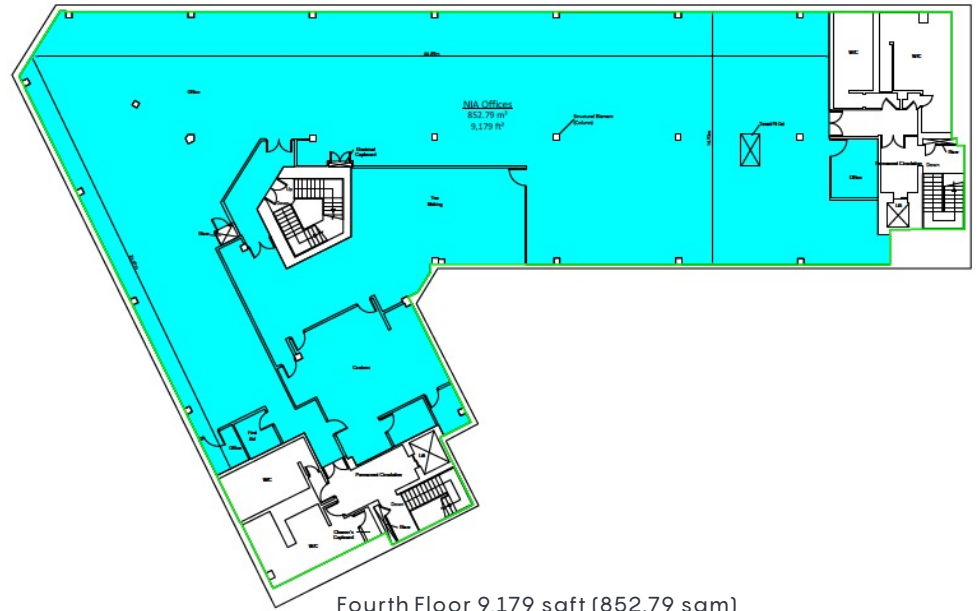
First Floor 8,972 sqft (833.54 sqm)



Second Floor 8,959 sqft (832.36 sqm)



Third Floor 9,699 sqft (901.11 sqm)



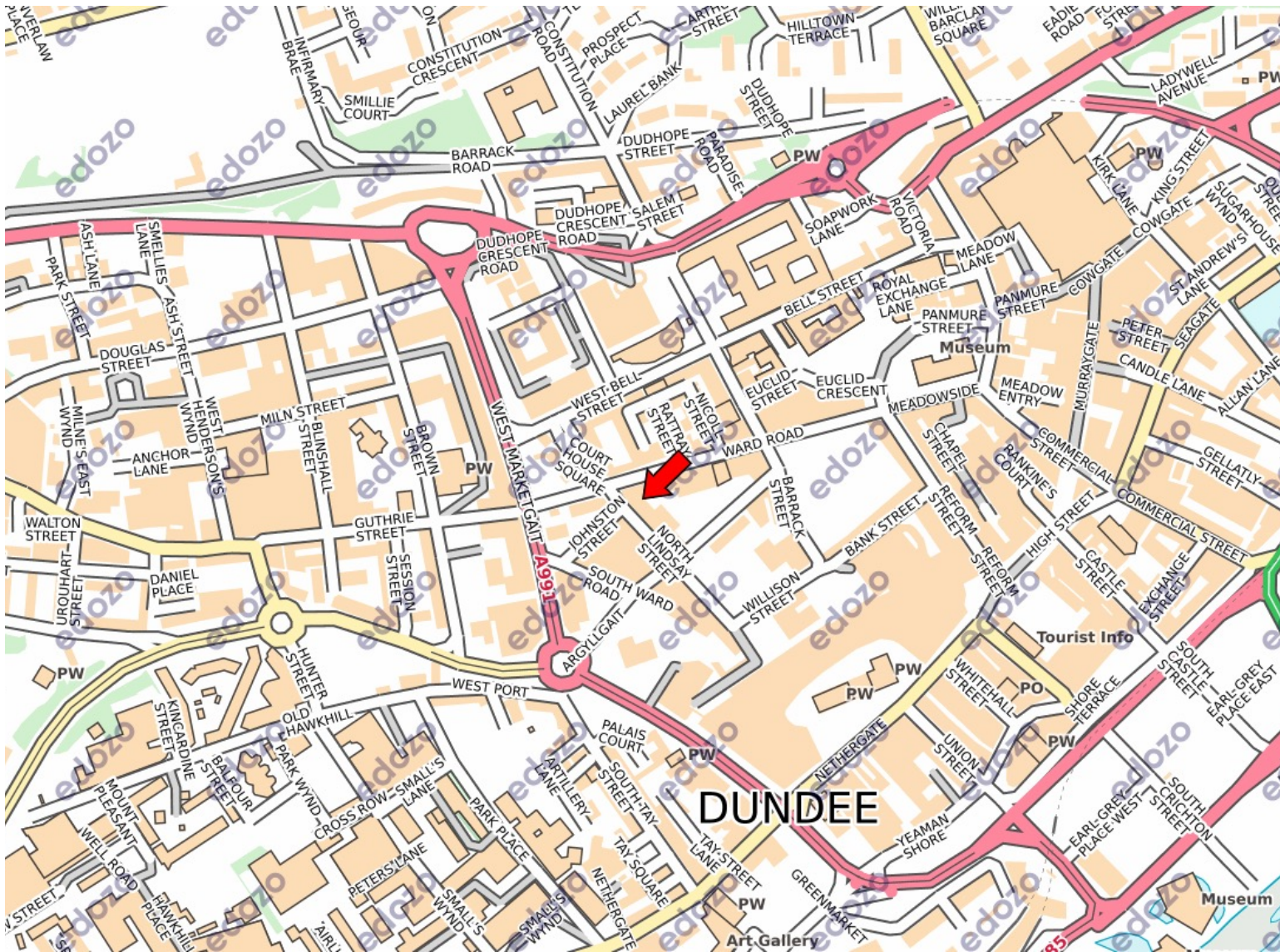
Fourth Floor 9,179 sqft (852.79 sqm)

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:



Andrew Dandie
andrew.dandie@g-s.co.uk
01382 200064



Charles Clark
charles.clark@g-s.co.uk
01382 200064

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2022