



**1st Floor, 37 Union Street, Dundee, DD1 4BS**  
**FIRST FLOOR CITY CENTRE OFFICE ACCOMMODATION**

Tenure	To Let / For Sale
Available Size	2,852 sq ft / 264.96 sq m
Rent	£19,000.00 per annum No VAT applicable.
Rates Payable	£9,063.60 per annum <small>Any new occupier would have the right to appeal this rating assessment.</small>
Rateable Value	£18,200
EPC Rating	Upon enquiry

**Key Points**

- PROMINENT CITY CENTRE LOCATION
- OVERLOOKING DUNDEE WATERFRONT
- GRADE B LISTED BUILDING
- MAY BE SUITABLE FOR RESIDENTIAL CONVERSION

## Description

The subjects comprise a first floor office suite which form part of a substantial four storey and attic tenement building. We understand the premises were originally built early 19th century and are currently Category B Listed.

The main access is provided from Union Street with access to the upper floors through a well maintained inner hall and stairwell.

Internally, the accommodation is arranged to provide cellular office rooms with additional kitchen, male and female WC's, store/comms room and storage facilities. The accommodation is fitted out to with carpet flooring throughout, a mixture of fluorescent strip and spotlights supplementing ample natural light through single glazed sash windows. Heating is via a gas central heating system.

## Location

The subjects are located on the west side of Union Street, at it junctions with Yeaman Shore and Whitehall Crescent, within Dundee City Centre.

Union Street is one of Dundee's principle business locations with a mix of national and local occupiers all within close proximity to the main retail thoroughfare and both the Overgate and Wellgate Shopping Centres. There are also numerous restaurant occupiers such as Tony Macaroni, Taco Bell and Nandos, along with many local/regional traders.

Union Street links to the Dundee Waterfront area which is currently undergoing a multi-million-pound redevelopment. The Victoria & Albert Museum forms the central attraction of the Waterfront with Malmaison, Sleeperz Hotels and Dundee Train Station also located close to the subject premises.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:

First Floor - 265 sq m (2,852 sq ft)

## Terms

The premises are available on a new full repairing and insuring lease at a rental of £19,000 per annum.

Offers are invited for the heritable proprietors interest.

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

NAV/RV - Office - £18,200

Any new occupier will have the right to appeal this rating assessment.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Viewing Arrangements

Please contact the sole marketing agents, Westport Property, to arrange a viewing.



## Viewing & Further Information



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