



Suite 3, First Floor And Part Ground Floor Balgray Works, Balgray Place, Dundee, DD3 8SH

ADAPTABLE COMMERCIAL SPACE SUITABLE FOR A VARIETY OF USES

Tenure	To Let
Available Size	1,780 sq ft / 165.37 sq m
Rent	£12,500.00 per annum No VAT applicable.
Rates Payable	£4,332.60 per annum
Rateable Value	£8,700
EPC Rating	Upon enquiry

Key Points

- AFFORDABLE RENT
- AVAILABLE NOW
- FLEXIBLE LEASE TERMS

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Description

The accommodation comprises first and ground floor suites within a three-storey building.

The premises provides flexible accommodation suitable for a variety of uses.

The property is available for immediate entry on a flexible lease.

Location

The subjects are located on the north east side of Balgray Place, north of its junction with Clepington Road, within the Maryfield area of Dundee, a short distance from the Kingsway and approximately 3 miles north east of Dundee city centre.

Maryfield is a densely populated area of Dundee with the surrounding properties a mix of residential and commercial. The city's two main football stadiums, Dens Park and Tannadice Park, are nearby. The property benefits from good access to the city's outer ring road - the Kingsway - and is therefore readily accessible from all parts of the city.

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms at a rental of £12,500 per annum.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:-

Attic Floor - 165 sq m (1,780 sq ft)

Legal Costs

The tenant will be responsible for both parties legal costs in connection with this transaction.

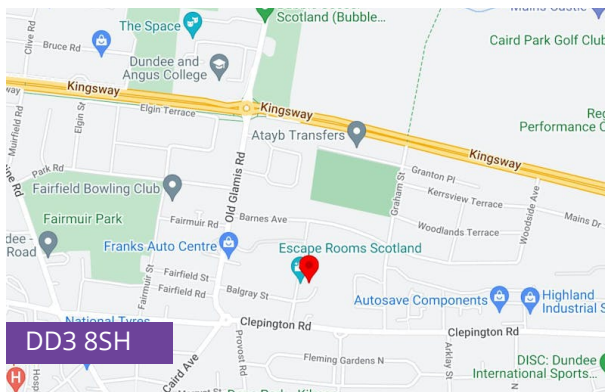
Viewing

Strictly by appointment with the marketing agents.

Business Rates

Rateable Value: £8,700

Qualifying occupiers may benefit from 100% rates relief



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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