



Brook House, 86 Brook Street, Broughty Ferry, Dundee, DD5 1DQ
MODERN SERVICED OFFICES (142 SQ FT TO 332 SQ FT)

Tenure	To Let
Available Size	142 to 379 sq ft / 13.19 to 35.21 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- Prominent position fronting Brook Street
- Convenient for local amenities
- Range of suite sizes available
- Qualifying occupiers will benefit from 100% Rates Relief
- Located in popular and affluent area
- Secure car parking
- Finished to an excellent standard
- Rents inclusive of services, electricity and heating

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Description

The subjects comprise an impressive detached villa of stone wall construction providing office accommodation over 3 floor levels. The office was extensively upgraded throughout in 2006 to provide the current facility which provides a number of cellular offices and shared facilities in the communal area such as kitchen and toilets. It has been finished to excellent standards providing quality modern office accommodation whilst retaining attractive original features of the period building.

The premises benefits from gas central heating, extensive spacious well-appointed kitchen and WC facilities, and private secure parking accessed via automated gates.

Location

Broughty Ferry is a popular and affluent suburb of Dundee, located approximately 4 miles east of Dundee city centre. It has a resident population of approximately 21,200 persons and is one of the most affluent and sought after areas of the city of Dundee. The property is located adjacent to the District Centre of Broughty Ferry and therefore very convenient for local amenities.

More precisely, the property is located on the south side of Brook Street, the main thoroughfare and commercial location within Broughty Ferry with neighbouring occupiers including M&S Food Hall, Tesco Express, Holland & Barrett, Superdrug, Boots, Semi-Chem, Costa Coffee, Caffé Nero and Gillies of Broughty Ferry, as well as a good range of other local and national retailers.

Available Accommodation

The premises are available by way of a new internal repairing lease, with services included in the rent such as electricity, heating and general maintenance.

Ground Floor

- Suite 1 - Available from 4 April 2024 - 14.96 sq m (161 sq ft)
- Suite 2 - 19.89 sq m (214 sq ft)
- Suite 3 - 30.86 sq m (332 sq ft)
- Suite 4 - 26.51 sq m (285 sq ft)

First Floor

- Suite 5 - LET
- Suite 6 - 13.16 sq m (142 sq ft)
- Suite 7 - 13.36 sq m (144 sq ft)
- Suite 8 - LET

Attic Floor

- Suite 9 - LET
- Suite 10 - 22.29 sq m (240 sq ft)

Further information on rental is available from the marketing agents.

Services

Services include maintenance and cleaning of common areas, window cleaning, winter maintenance, heating, electricity and building insurance.

VAT

No VAT.

Legal Costs

The in-going Tenant will be responsible for the Landlord's legal and professional costs.

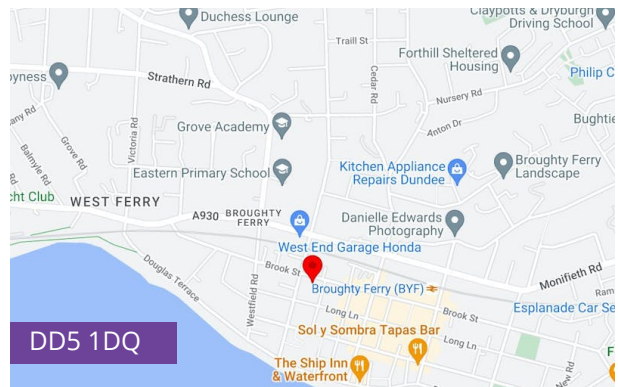
Energy Performance Certificate (EPC)

Further details are available from the sole marketing agents, Westport Property.

Rateable Value

The premises are currently entered in the Valuation Roll with the following Rateable Values:-

- Suite 1 - £2,250
- Suite 2 - £2,700
- Suite 3 - £4,850
- Suite 4 - £3,500



Viewing & Further Information



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Suite 6 - £1,700
Suite 8 - £2,400
Suite 9 - £1,900
Suite 10 - £2,100

The individual offices suites are rated and so occupiers may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme.

Viewing

Please contact Westport Property on 01382 225 517.